

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1406/P	Richard Simpson for Primrose Hill CAAC	12A Manley Street London NW1 8LT	03/05/2016 14:01:34	OBJ	ADVICE from Primrose Hill Conservation Area Advisory Committee 12A Manley Street, London NW1 8LT

20 April 2016

4 Oval Road 2016/1406/P + 2106/2071/L

Strong objection.

1. We note that this house is one of an important group of Listed Buildings which abuts Regent's Park Terrace: 2-10 Oval Road form a group with fine details, stucco work, as recognized in the Primrose Hill conservation area statement at p.23, they form part of a pattern of townscape contrasting with Regent's Park Terrace. The two groups are very characteristic of the conservation area, with its formality constantly moderated by the juxtaposition of buildings which are complementary but with distinctive characteristics. The group 2-10 Oval Road thus have, in terms of their historic form and detail, considerable significance in the conservation area.

2. While we recognize the policy position which allows the loss of single residential units in our area, where the attrition of more-modestly sized housing is a real problem. We always regret the loss of a dwelling unit, the loss of a potential self-contained home.

3. We object strongly to the destruction of the original plan of the Listed Building at lower ground floor level to the rear. In Listed Building terms this destruction would remove much of the original rear wall of the house, but it would also harm the original plan form of the house, and the key cellular plan. This would also destroy the balance of proportions of the spaces at this level – a key significant characteristic in a heritage asset of this kind. The demolitions proposed would also consequently harm the perception of the hierarchy of spaces in the listed building: at this level, the rooms should retain their characteristics as subordinate spaces: the proposals would create at this subservient level, rooms of greater scale than in the rest of the house, subverting, and harming, the hierarchy of space where the first floor, ground floor, and lower ground floor form a characteristic spatial hierarchy.

The destruction of historic forms which are significant to the character of the Listed house includes, at the ground floor, the insertion of inappropriate double doors in the entrance hall – damaging the modest scale and proportions of the entrance hall – and, at the first floor, the extraordinarily clumsy insertion of the rear bathroom which seriously harms the importance of the chimney breast in this room – at the main reception level of the house. The removal of the fireplace from this space is also harmful on the same grounds.

We are concerned not to have seen an assessment of the significance of the heritage asset, as required by NPPF. We also note that the statement that appears to constitute a form of specification which states 'The contractor may propose substitute sections or alternative details to accord with his standard practice ...': this is not an acceptable approach to a Listed Building. Should the major criticisms identified here be addressed in revisions, we urgently request that all details be made subject to

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condition as reserved matters, the assessment of such approvals to be based on a full survey, with photographic proof, carried out by a professional qualified in historic building work.

Richard Simpson FSA
Chair
