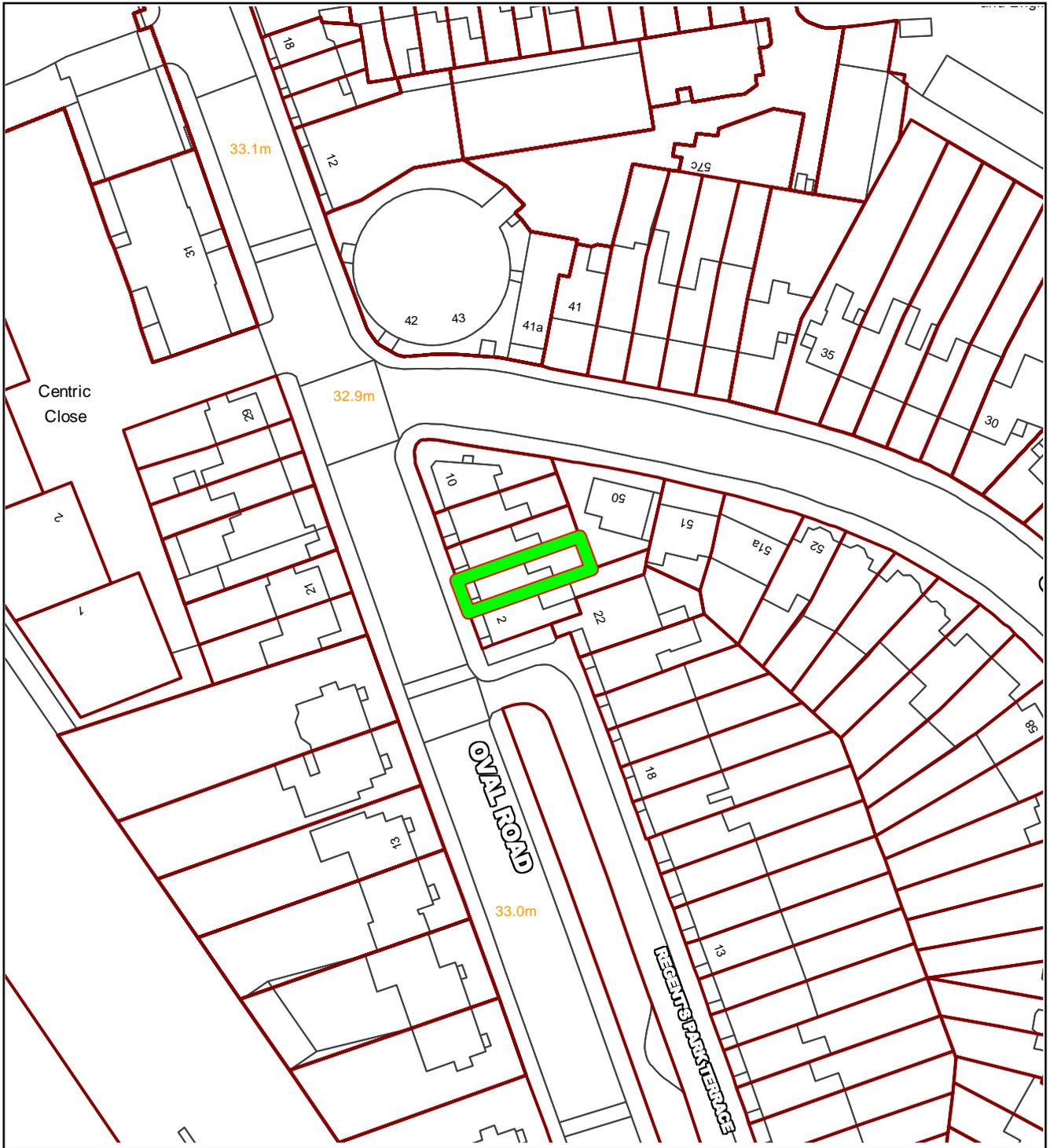


# 4 Oval Road 2016/5581/L



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ENTRANCE



LIVING ROOM



STUDY



FLAGSTONE - GARDEN



BEDROOM



KITCHEN

ISSUE: - DATE: 09.03.16 COMMENT: -

<b>CallenderHoworth</b>		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com
Job no.	Job title			
<b>1198</b>	<b>4 OVAL ROAD</b>			
Drawing no.	Drawing title			
<b>900</b>	<b>LOWER GROUND FLOOR SITE PHOTOS</b>			
Scale	Size	Drawn	Revision	
-	A3	GM	-	

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturer recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



CORNICE



ENTRANCE



SHUTTERS



ENTRANCE DOOR



DOUBLE DOOR



FIREPLACE REAR



KITCHEN



BALUSTRADE



FIREPLACE FRONT



RECEPTION ROOM

ISSUE: DATE: COMMENT:  
- 09.03.16

<b>CallenderHoworth</b>		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no. <b>1198</b>		Job title <b>4 OVAL ROAD</b>			
Drawing no. <b>901</b>		Drawing title <b>GROUND FLOOR SITE PHOTOS</b>			
Scale -	Size A3	Drawn GM	Revision -		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturer recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



DOOR



IRONMONGERY



FIREPLACE FRONT



RECEPTION ROOM



PANELLING



FIREPLACE EN SUITE



DRAWING ROOM



ISSUE: -      DATE: 09.03.16      COMMENT:

<b>CallenderHoworth</b>		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	Job title				
<b>1198</b>	<b>4 OVAL ROAD</b>				
Drawing no.	Drawing title				
<b>902</b>	FIRST FLOOR SITE PHOTOS				
Scale	Size	Drawn	Revision		
-	A3	GM	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



STAIRS TO MANSARD EXTENSION



BEDROOM 2



ARCH - BEDROOM 3



BEDROOM 3



BATHROOM

ISSUE:      DATE:      COMMENT:  
 -                      09.03.16

<b>CallenderHoworth</b>		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no. <b>1198</b>		Job title <b>4 OVAL ROAD</b>			
Drawing no. <b>903</b>		Drawing title <b>SECOND FLOOR SITE PHOTOS</b>			
Scale -	Size A3	Drawn GM	Revision -		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers' recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



BAY WINDOW



BEDROOM 1



BATHROOM



WOOD PANNELLING

ISSUE:      DATE:      COMMENT:  
 -                    09.03.16

<b>CallenderHoworth</b>		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.		Job title			
<b>1198</b>		<b>4 OVAL ROAD</b>			
Drawing no.		Drawing title			
<b>904</b>		THIRD FLOOR SITE PHOTOS			
Scale	Size	Drawn	Revision		
-	A3	GM	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>07/12/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Alfie Stroud				2016/5581/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
4 Oval Road London NW1 7EB							
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Concealed structural stabilisation works and minor internal alterations including installation of underfloor heating, radiator heating & ceiling lighting systems; a replacement hall door; replacement of a section of solid plasterwork to Bedroom 3; a new window shutter to an ensuite shower-room; and variation to consented treatment of facing masonry in rear basement extension in association with previous consent for conversion of the property to a single dwelling (2016/2071/L)							
<b>Recommendation(s):</b>		<b>Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		No consultation required – internal works to a listed building.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Primrose Hill Conservation Area Advisory Committee: <b>Objection</b> <ul style="list-style-type: none"> <li>Officers failed to address CAAC advice on application 2016/1406/P &amp; 2016/2071/L (see planning history)</li> <li>In this application, false ceilings with recessed lights and speakers and peripheral lighting are proposed, which harms the significance; (see section 6)</li> <li>The proposed [already consented] removal of a cross wall in the lower ground floor may or may not be original, but it follows the original plan form, and removal would cause harm (officer response: this has already been granted under 2016/2071/L)</li> <li>There is no counterbalancing public benefit from this application (officer response: public benefit can outweigh substantial or less than substantial harm to a heritage asset, as the proposal is for relatively minor works to a private residence which are not considered to cause harm there is no inherent requirement for public benefit).</li> </ul>					

## Site Description

4 Oval Road is in the Primrose Hill Conservation Area and is one of a Grade-II listed terrace of five houses of c.1835 in yellow stock brick with rusticated stucco ground floor. The three storeys and basement have two windows each. It stands on the east side of Oval Road, just south of the northern junction with Gloucester Crescent, near the former piano factory. Glimpses of its rear elevation are available from Gloucester Crescent.

## Relevant History

A maisonette with separate basement flat for several decades, permission was granted for reinstatement of the house as the original single dwelling under permissions **2016/1406/P & 2016/2071/L** (30 June 2016). This permission also included alterations to plan-form at basement level, erection of an infill rear extension to replace a smaller existing conservatory, alterations to windows on the rear elevation and some changes to plan-form and interior finishes at upper levels of the house which were, in balance, of benefit to the special interest of the listed building.

### **2016/0042/P** (pending approval)

Approval of Details application relating to the above consents.

### **8401390 & 8470231 (3 October 1984)**

The erection of a roof extension to provide additional residential accommodation.

### **9746 (7 January 1971)**

The construction of a glazed staircase enclosure at roof level at 4 Oval Road, N.W.1.

### **9179 (13 August 1970)**

The conversion of 4 Oval Road, N.W.1. to provide a self-contained flat on the basement floor and a maisonette on the upper floors.

### **8152 (18 March 1970)**

The conversion of 4 Oval Road, N.W.1 to provide a self-contained flat in the basement and a maisonette on the upper floors with timber stairs at the rear from the ground floor to the garden.

## Relevant policies

### **National Planning Policy Framework (2012)**

### **London Plan (2016)**

### **LDF Core Strategy and Development Policies (2010)**

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

### **Camden Draft Local Plan 2015\***

D2 Heritage

\* The emerging Local Plan is now reaching the final stages of its examination. It is a material consideration, however until the publication of the Inspector's report (expected April 2017) Local Plan policies should be given limited weight.

### **Camden Planning Guidance**

CPG 1 – Design (2015)

### **Primrose Hill Conservation Area Appraisal and Management Strategy (2000)**

## Assessment

### Assessment

1. The proposal would combine some critical structural remedial works, prescribed by project engineers based on their findings arising from investigations for the most recent Listed Building Consent, with the introduction of some new lighting and heating services which were not part of the last application.
2. The CAAC's comment includes criticism of the removal of a crosswall (presumed to be that at basement level) which is not part of the present application, but facilitation of which is connected with the additional structural reinforcement which forms part of this application. The crosswall consented to be removed from the basement does not reflect the historic plan-form of the property, having an inappropriate form and position dating from its insertion in the 1970s. Its insertion may have coincided with the loss of the original basement plan form, which has contributed to the structural failures to be corrected. Its removal in favour of an open-plan layout, appropriately mitigated by wall nibs, was not considered to cause harm as part of the previous consented application.
3. The proposed **remedial structural works** for consent under this application include replacement of an existing cross-beam between basement and ground floor which has been overloaded as a result of previous alterations to the upper floors. Above this, a portion of the non-original plasterboard crosswall in the ground-floor will be opened-up to permit insertion of steel columns spanning the basement/ground-floor and ground-floor/first-floor cross-beams, lending additional support to the floor structures. Any associated loss of historic fabric will be confined to inner portions of the already-altered floor structures, and no historic decorative fabric is to be lost.
4. On the upper floors, additional timber struts are to be added into the spans between the existing, mostly historic joists to add to add strength and lateral support to the first and second floor structures. At second-floor level, sensitively-specified pins are to be used to tie the bowing front façade back to the northern party wall and the floor structure. This is supported by a method statement. These works have minimal impact on surviving historic fabric and, like the more significant interventions below, are justified by their importance to the ongoing conservation of the listed building.
5. Other works include insertion of small areas of 'underfloor **heating**' by means of electric matting laid over floorboards and beneath new floor finishes in small bathrooms areas on the ground, first and second floors. In each case, the area is limited and occurs in a room where no historic finishes or special proportions survive to be harmed by the additional build-up. The product specified will not otherwise harm historic timber or plaster.
6. Recessed **spotlighting** is proposed for similar areas of the house: in every case, this is only where the applicant has demonstrated that ceiling structures are modern and generally plasterboard, and where the spotlights will not be in principal historic rooms nor visible through windows from the exterior. The proposed extent has been greatly reduced in response to the CAAC's comments. In the rear basement area, where the ceiling is entirely modern, audio equipment is to be introduced in parallel with new lighting, and some areas of dropped ceiling are proposed to contain new fabric, helping reduce the impact on the floor structure above and with the incidental benefit or partially demarcating the lost plan-form at this level. Wherever notching of joists is necessary, it is proportionate and is to be mitigated by introduction of noggings.
7. Around the **rear return** at basement level, removal of a lightweight conservatory structure and external staircase from the ground floor to garden, consented under 2016/1406/P & 2016/2071/L, has exposed concrete structural members in poor condition, where approved plans showed brickwork to be exposed in the interior of the new rear extension. In variation to the consented plans, one concrete lintel will be chiselled flat and rendered, and a small concrete beam set into the party boundary will be cut out and replaced with reclaimed stock brick. These variations are consistent with the originally justified works and will ensure preservation of the architectural interest of the original rear elevation within the extended basement.
8. Other changes proposed in the application are:
  - Replacement of a section of damaged wall plaster;
  - Removal, replacement or relocation of some radiators;
  - Replacement of a non-original door, currently to an understairs cupboard but now to serve a reinstated ground-to-basement staircase, to satisfy fire regulations and in variation to the consented proposal;
  - Addition of a traditional timber shutter, to match those on the front windows of the house, to the window of the first-floor rear room which is to serve as an en suite.
9. All these alterations are appropriately detailed and/or located and will cause no harm to the special interest of the listed building. Sufficient detail has been provided with the application, including detailed section drawings and method statements, to avoid the need for further conditions.

**Recommendation:** Grant Listed Building Consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20<sup>th</sup> February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***