

Application ref: 2019/3359/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 11 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Alistair Grills Associates  
4 Chisholm Road  
Richmond  
TW10 6JH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Oval Road**  
**London**  
**NW1 7EB**

Proposal: Installation of York stone staircase from street level to basement within existing front lightwell following the removal of the existing brick built staircase; internal and external alterations to existing vault including the installation of vault door.

Drawing Nos: 100\_Rev.D, 101\_Rev.B, 302\_Rev.A, 629.01\_Rev.A, 629.03\_Rev.A, 629.04\_Rev.A, 629.05\_Rev.A, 630.01\_Rev.A, 630.02\_Rev.A, 630.02\_Rev.A, 630.03, 630.04\_Rev.A, 630.05, 631\_Rev.A, 700\_Rev.A, 701\_Rev.A, 710\_Rev.A, 711\_Rev.A & 903.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 100\_Rev.D, 101\_Rev.B, 302\_Rev.A, 629.01\_Rev.A, 629.03\_Rev.A, 629.04\_Rev.A, 629.05\_Rev.A, 630.01\_Rev.A, 630.02\_Rev.A, 630.02\_Rev.A, 630.03, 630.04\_Rev.A, 630.05, 631\_Rev.A, 700\_Rev.A, 701\_Rev.A, 710\_Rev.A, 711\_Rev.A & 903.

Reason: For the avoidance of doubt and in the interest of proper planning.

#### Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The application site comprises a three storey (plus lower ground floor and mansard roof extension) mid-terraced property on the eastern side of Oval Road. The property (and adjoining terrace) is Grade II listed and is set within the Primrose Hill Conservation Area.

Proposed is the removal of the modern brick built external staircase within the front lightwell of the property, to be replaced with a new staircase finished in York stone. It is also proposed to install a door to the currently partially blocked external vault within the front lightwell, and to insulate and damp-proof the floor and walls of the vault.

The plans originally included an entirely cantilevered staircase and there were some minor inaccuracies with regards to the vault door details. Concerns were

raised with the proposal regarding the feasibility of the cantilevered design and the impact this would have on the historic fabric of the listed building. Details were also queried, including the number of balustrades and curved bottom step which were missing from the proposed design. The agent subsequently amended the design to address the concerns.

The proposed staircase would sit comfortably within the front lightwell, and would form a relatively discreet alteration to the property. It is noted that the existing brick staircase is non-original, and that a number of similarly styled and finished staircases to that proposed exist within the locality.

The addition is considered to be of an appropriate siting, scale and design, which would not serve to harm the historic fabric of the building, nor would it result in harm to the character, appearance or historic interest of the building. Whilst the alteration would be visible from the Primrose Hill Conservation Area, it would not serve to be overly prominent (replacing an existing staircase) and would not serve to cause harm to these views. As such the proposal would not result in harm to the character and appearance of the conservation area. Similarly the alterations to the existing vault (including damp proofing, re-flooring and the incorporation of an external timber door) are considered to be acceptable.

Given the siting, scale, design and material finish of the proposed alterations, they are considered to cause no harm to the character, appearance or historic interest of the Grade II listed building or surrounding Primrose Hill Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and the setting of adjacent listed buildings, under s.66 & s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the scale, siting and design of the addition, the proposal is considered not to result in undue harm to neighbouring amenity.

The CAAC responded to the initial set of plans making no objection but questioning the feasibility of the cantilevered design. The plans have since been amended to include a solid base to the lower part of the staircase with more detail to the upper element, demonstrating no harm to the historic fabric of the building; this is considered to be acceptable.

The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name.

Daniel Pope  
Chief Planning Officer