

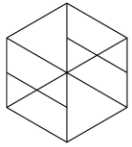
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Heritage Appraisal
9 Provost Road, London NW3 4ST

September 2023





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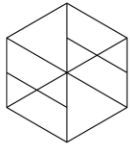
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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of proposals at no.9 Provost Road, London NW3 4ST.

1.2 The building is Grade II listed and situated in the Eton Conservation Area.

1.3 The proposed scheme is for a single storey glazed rear extension to replace the current modern glazed conservatory and a glazed side infill at basement level. The existing dormers are to be replaced and enlarged. Internal works are proposed to the plan form and layout of the building at all floor levels.

1.4 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. An analysis of the building, its setting and wider context has been undertaken. Consideration has been given to the relevant national and local planning policy framework.

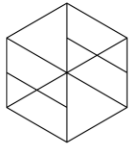
1.5 The appraisal should be read in conjunction with the drawings and supporting information prepared by XUL Architecture.

Research and report structure

1.6 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this statement is to define the significance of the listed building, its features of special interest and its contribution to the surrounding conservation area. It will also describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding Eton Conservation Area.

1.7 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal

Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).



2 Site location and description

2.1 Provost Road is located in Chalk Farm and runs in an east-west alignment connecting Eton College Road with Eton Road. The application site forms part of a large group of detached and semi-detached villas dating from 1844 which line the south side of the road.

2.2 No.9 is a semi-detached pair with no.10 and consists of two storeys set above a semi-basement with further accommodation at attic level. The building is faced in painted stucco with a pitched slate clad roof, the gable of which is orientated to face the street. Each house has an entrance porch to the side, set back from the front building line.

2.3 Nos.1-14 (consecutive) Provost Road were Grade II listed on 14 May 1974. The description indicates that the buildings were listed for group value and reads as follows:

TQ2784SE PROVOST ROAD 798-1/63/1355 (South side) 14/05/74 Nos.1-14 (Consecutive) GV II

7 pairs of semi-detached villas. c1844. By John Shaw. Painted stucco. Slated gabled roofs with dormers, central long slab chimney-stacks and overhanging eaves, bracketed on angle return and having plain bargeboards to gables. 2 storeys, attics and semi-basements. 1 window each plus 1 window recessed entrance bays. Architraved entrances to recessed doorways with pilaster jambs and part-glazed doors approached by steps. Architraved sashes, ground floor windows with pilasters and cornice. Nos 3 & 4 have 3-light canted bays rising from semi-basement through 2nd floor with pilasters. All have architraved 3-light attic windows, central window blind, in apex of gable. INTERIORS: not inspected.

2.4 The area immediately surrounding the application site contains a number of listed buildings, most of which are mid 19th century stucco faced houses of a similar character to the

application site. These include the Grade II listed houses at nos.1-6 Eton Villas, nos.7, 8 & 9 Eton Villas, nos.2 & 3 Eton College Road, nos.15-19 Provost Road and no.20 Provost Road. The key exception to this is the Grade II listed St Saviour's Church by E.M.Barry which dates from 1855-56.

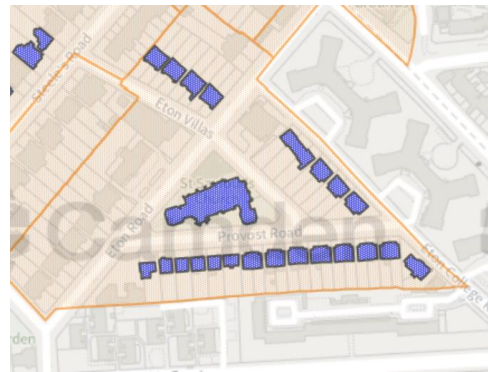
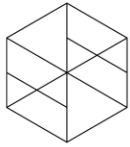


Figure 1: Extract from the London Borough of Camden's interactive map showing statutorily listed buildings (Grade II) in dark blue and the extent of the Eton Conservation Area in buff shading.

2.5 The application site is located in the Eton Conservation Area which was first designated in December 1973. The conservation area has been incrementally added to over time, with the latest additions in 2002.

2.6 The Eton Conservation Area is a small designation, taking in a number of residential streets to the west of Haverstock Hill which were developed during the mid to late 19th century. The earliest part of the Conservation Area is defined by the triangle of speculatively built mid 19th century stucco fronted villas surrounding St Saviour's Church. The large, terraced townhouses on Steele's Road and Chalcot Gardens are slightly later, in yellow stock brick with either Italianate detailing or red brick dressings. These are interspersed with individual red brick houses from the last decades of the 19th century, some of which were commissioned for successful artists of the period. The Conservation Area also includes part of the west side of Haverstock Hill itself, taking in an early to



mid 19th century terrace with shops at ground floor level and Stanbury Court on the corner of Chalcot Gardens, a substantial white rendered Modernist apartment block of the 1930s.



Figure 2 The Eton Conservation Area showing its various sub areas. The application site is located in Sub Area 1.

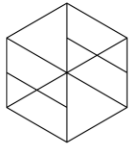
2.7 The Eton Conservation Area Appraisal and Management Plan was adopted in November 2002. This includes a detailed analysis of the history and development of the conservation area and an analysis of its special character. Provost Road is located in Sub Area 1 of the Conservation Area which is described as follows:

“This is the largest of the sub-areas, the core of which focuses onto the Conservation Area’s set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas. The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.”

2.8 The document goes on to describe the eastern end of Provost Road, where the application site is located:

“The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid Victorian gable fronted stucco villas

designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge. Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value.”



3 Historic development of the site and area

3.1 Provost Road forms part of the Chalcot Estate, owned by Eton College since the mid 15th century. The area remained as open fields and farmland, used as hay meadows for London's horses, until well into the 19th century. Greenwood's map of 1828 shows the built up edge of Camden Town to the south of the Regent's Canal and some arterial development lining the NE side of Haverstock Hill, the main road between Camden Town and Hampstead. The only notable buildings in the area at the time were Chalk Farm, which was accessed along Primrose Lane which met Haverstock Hill near its junction with modern day Adelaide Road.

3.2 Plans began to be made for the development of the estate for housing in the early decades of the 19th century when an Act of Parliament in 1826 authorised Eton College to grant building leases. Development was slow, with buildings on the SW side of Haverstock Hill appearing from the 1830s onwards.

Uncertainty regarding the route of the London & Birmingham Railway during the 1830s hampered development and it wasn't until 1844 that Provost Road was laid out by John Shaw, Surveyor to the estate and the houses constructed by Samuel Cuming, a Devonshire carpenter. Cuming ran a large operation, employing 80 men in 1851 and went on to build 104 houses in the area between 1845 and 1852. The houses on Provost Road were relatively modest, particularly the semi-detached properties at its eastern end, and were intended for clerks, the lower middle classes and those in the lower ranks of the professions. The land for St Saviour's Church was provided by Eton College and a church that seated 730 parishioners was finished by 1856, providing the surrounding new development with an air of respectability and increasing its attractiveness to the middle classes.



Figure 3 Greenwood's map of 1828 showing open fields to the south of Haverstock Hill and Chalk Farm accessed from its own lane.

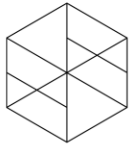


Figure 4 The 1870 Ordnance Survey map.

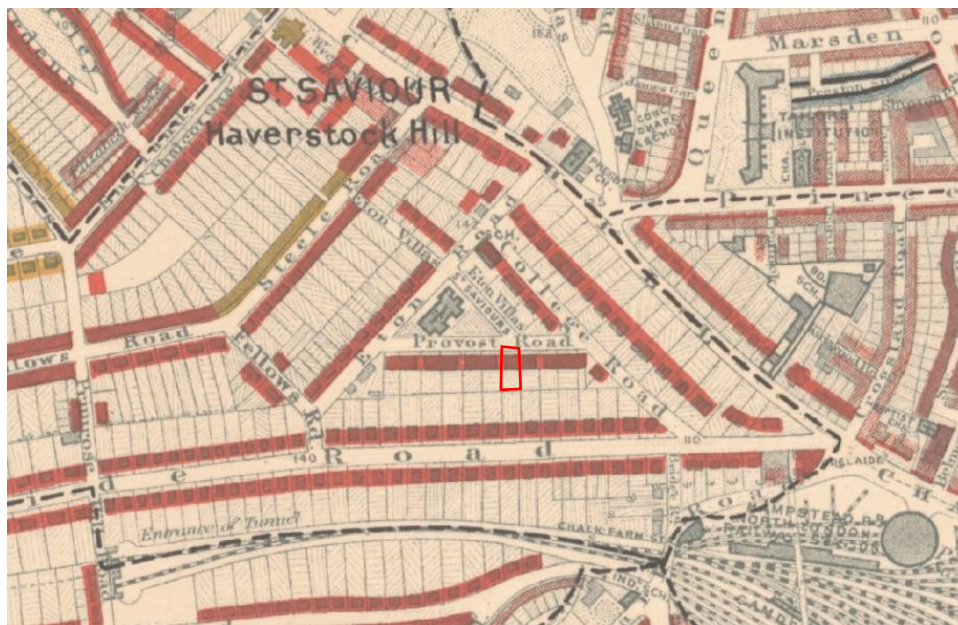
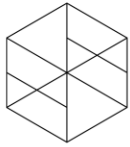


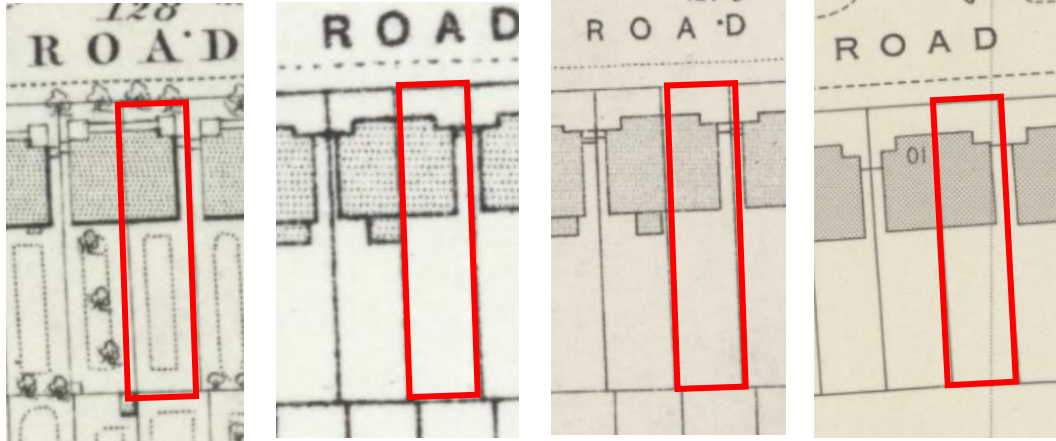
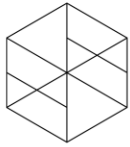
Figure 5 Booth's Poverty Map of 1889.



Figures 6 and 7 The 1913 (top) and 1952 (bottom) Ordnance Survey maps.

3.3 The 1870 Ordnance Survey map shows the area fully developed, with detached and semi-detached villas set in spacious gardens, a contrast to the tightly packed grain of the terraced housing to the east of Haverstock Hill. Unusually the houses on the east side of Eton College Road had dual aspect frontages, with long gardens and rear gardens facing onto Haverstock Hill.

3.4 The area developed into a solidly middle class suburb during the second half of the 19th century, as depicted on Booth's map of 1889, produced as part of *his Inquiry into the Life and Labour of the People of London*. This shows it marked almost completely in red, denoting 'Middle class. Well to do' with only one small stretch of yellow on the northern side of Steele's Road, denoting 'Upper-middle and Upper classes. Wealthy' where the larger houses were intended to attract a better class of occupier.



Figures 8, 9, 10 and 11 Extracts left to right from the 1870, 1894, 1913 and 1952 Ordnance Survey maps.

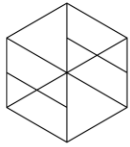
3.5 By the time of the 1913 Ordnance Survey map Chalk Farm Underground Station had opened on a triangular plot on the corner of Adelaide Road and Haverstock Hill and a swathe of the large villas on the south side of Adelaide Road had been lost as the railway expanded. The development along Steele's Road and Chalcot Gardens to the north had also been largely completed.

3.6 During the 20th century the setting to the east of the application site dramatically changed with the demolition of the large villas that originally stood between Eton College Road and Haverstock Hill, and their replacement by three large six storey neo-Georgian red brick blocks, designed by Toms & Partners. These can be seen on the corner of the 1952 Ordnance Survey sheet, to the south of the application site. By this time a significant number of the mid 19th century villas on the north side of Adelaide Road had also been demolished and replaced by the four storey pale red brick neo-Georgian block, Constable House.

Historic development of the site at no.9 Provost Road

3.7 The 1870 Ordnance Survey map shows the semi-detached pair at nos.9 and 10 Provost Road. Both of the houses have flat backs, in common with the other properties within the group. This pattern remains in place on subsequent Ordnance Survey maps in 1894, 1913 and 1952.

3.8 A large, single storey glazed conservatory was added to the rear of the property around the late 1980s.



4 Significance of the site

4.1 The National Planning Policy Framework Annex 2 defines significance as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

4.2 A heritage asset is defined as *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”* In this case the heritage assets are the statutorily listed no.9 Provost Road and the Eton Conservation Area.

4.3 Historic England’s document *‘Conservation Principles – Policies and Guidance for the sustainable management of the historic environment’* (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

“In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.”*

4.4 In assessing the significance of no.9 Provost Road it is therefore necessary to examine its origins, history, form, architectural

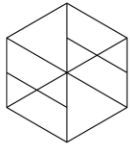
design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.



Figure 12 The front façade of nos.9-12 Provost Road. The application site is in the far left of the image with buff/pink paintwork.

4.5 The application site forms part of a group of semi-detached villas at nos.1-14 (consecutive) Provost Road. Each pair has a prominent gable to the front, with a pitched roof which was originally clad in natural slate. The houses are faced in render, with each house painted a different pastel colour. The Conservation Area Statement explains that *“Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value.”*

4.6 The houses are of two storeys, set above a semi-basement and with further accommodation within the attic. The main



frontage to the house is one window bay wide, lighting the front room at each floor level. The windows here are painted timber sashes in a 6 over 6 configuration, with an original 3 over 6 sash to the basement. The level of embellishment to each opening reflects their position within the architectural hierarchy of the front façade – to the ground floor the window is set beneath a pediment and flanked by pilasters, to the 1st floor there is a simple flat architrave and the basement window is set into a simple recess in the masonry. The attic accommodation is lit by a small, subdivided casement window.

4.7 Set to one side and back from the front building line is the entrance bay. Here the main door is reached via a flight of steps and is recessed to form an open fronted porch, with the opening defined by a flat stucco architrave. Above the entrance door is an original 3 over 6 sash window, also with a flat architrave.

4.8 Pevsner describes the triangle of streets around St Saviour's Church in his Buildings of England series (London 4: North) as *"To the N, reached by Eton College Road, is an attractive triangle of more complete streets – Provost Road, Eton Road and Eton Villas, with St Saviour's Church as their focus. These smaller middle-class villas built in the 1840s-50s, reminiscent of Nash's earlier Park Villages and the contemporary ST John's Wood, reflect the more refined taste of the Eton Estate surveyor John Shaw Jun. They are mostly semi-detached, with rendered front and shallow shared gables in a rustic Italian manner but with restrained Grecian detail of the window surrounds"*

4.9 The architectural unity of the group of houses along Provost Road is reinforced through the broad consistency in plot size, relationship with the street and the form and massing of the houses. The uniform painted render finish, with the cheerful variety introduced due to the differing paint colours, as well as the prominent repeating gable roof form provides character, visual interest and architectural coherence. Overall, the front facade of the building is of high

significance and along with the wider group of buildings along Provost Road retains a strong mid-19th century Italianate flavour, making a positive contribution to the character and appearance of the Eton Conservation Area.

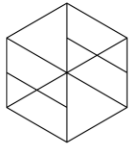
4.10 The side elevation of the building is well concealed in views from Provost Road due to the narrow gap between no.8 and 9. This façade is of lower significance and is enlivened only by the large window lighting the staircase at 1st floor level and a series of smaller windows to the basement and at ground floor level. Two dormers were added to the side roof slope in the mid to later 20th century.

4.11 The rear façade of the building is flat backed, with the basement level accommodation fully expressed. Here there is a large, modern PVCu conservatory. The gabled roof form is a prominent feature.



Figure 13 The rear façade of the building.

4.12 The rear elevation has two bays of aligned windows, lighting the main rear room at each floor level and the smaller room in the SE corner of the plan. These have a mixture of



configurations, including 3 over 6, 6 over 6, and margin lights. A number of these have slimline double glazing, granted consent in April 1995 (ref: 9470219). To the attic accommodation there is a similar arrangement of casement windows with a blind reveal as can be found on the front façade. A modern external roller blind has been added above the main rear room window at 1st floor level.

4.13 Overall, the rear elevation is plain and lacks the architectural embellishment of the front façade. The modern conservatory undermines the quality of the rear façade due to its unsympathetic materials and design. Furthermore, the exposed render finish, with no paintwork applied, gives it a rather dour, grey appearance.

4.14 To the rear of the building is a private garden, which is mostly paved, with trees and areas of soft landscaping. This reduces the inter-visibility between the site and the 1930s Constance House which is situated some distance to the south.

4.15 Along the rear of the group there are a large number of single storey rear additions at basement level, of varying width and projection as well as a number of properties which have received bay windows at basement and ground floor level, notably to nos. 3, 4 and 5 Provost Road.

4.16 At roof level there is a strong and consistent pattern of pairs of dormers to the side roof slopes of the buildings, many of which were in place prior to the statutory listing of the buildings in 1974 and the designation of the Eton Conservation Area in 1973.

Interior

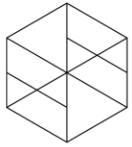
4.17 The layout of no.9 Provost Road broadly conforms to the typical London terraced house typology, where a two room deep plan form is arranged off a stair compartment situated adjacent to the party wall. However, here the entrance bay is set back from the front building

line and the staircase is centrally positioned within the stair compartment, with a bathroom to the rear of it at each floor level, rather than pushed into the corner of the plan. Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and attic storey.



Figure 14 The main ground to 1st floor staircase.

4.18 The main staircase is an attractive feature within the building with an open string at ground to first floor level, carved newels and an elegant, ramped hardwood handrail. The ground to basement flight is simpler, with a closed string and plainer newel posts. The house retains a range of attractive historic features, including joinery such as window shutters, door/window architraves and skirting. Doors are four panelled, with simple recessed



panels to the basement, 1st and 2nd floor, and an added mould to the ground floor doors

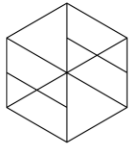
4.19 The house has not been updated for several decades and is in need of full repair and refurbishment.

Basement

4.20 This is an area of lower significance in terms of the original hierarchy of the building and its surviving fabric and detailing and the rooms are featureless, without cornicing or fire surrounds. Within the centre of the plan are cupboards, accessed from both the front and rear rooms. A set of modern sliding doors in the rear wall provides access into the modern conservatory. The current kitchen is located in the small room to the rear of the main staircase and is in very poor and dated condition.



Figures 15-17 The rear room (top), front room (middle) and conservatory (bottom) at basement level.



Ground Floor

4.21 The building retains its original floor plan and spatial quality at this floor level, with a wide opening in the spine wall. Decorative corncicing can be found to the two main rooms, alongside ornate ceiling roses. A later added fire surround and tiling feature in the front room, likely added during the Edwardian period, whilst the rear room fireplace has been blocked. Modern cupboards have been added to the rear room.



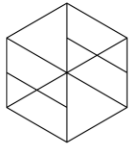
Figures 18 & 19 The front room (top) and rear room (bottom) at ground floor level.

1st Floor

4.22 The plan form and spatial quality of this part of the building remains in what appears to be its original condition. The large front and rear bedrooms have simple moulded cornices and there are historic four panelled doors throughout. The secondary staircase to the attic accommodation rises in the centre of the plan. There are original fire surrounds and cast iron inserts to both of the main bedrooms.



Figures 20 & 21 The front (top) and rear (bottom) main rooms at 1st floor level.



2nd Floor

4.23 The original two room layout survives here, with a simple fire surround to the front room. Modern cupboards have been added within the rear room.



Figure 22 The rear room at 2nd floor level.



Figure 23 The centrally positioned staircase which rises from 1st to 2nd floor level.

Values and significance

4.24 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

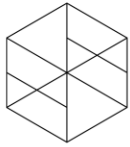
Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. In this case the building provides us with little in the way of unique evidence about past human experience. The building dates from the mid 19th century and is one of many very similar properties built in London at this time. Whilst the house does reflect middle class life during the period, beyond that it provides little unique insight.

Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of Chalk Farm and has been a feature of the townscape for around 180 years. The building has historical value in terms of illustrating the transformation of the area from open fields on the perimeter of London, to a solid middle class suburb by the last quarter of the 19th century. The building largely retains its original setting in terms of the group of buildings on Provost Road however the loss of the large villas on Eton College Road in the 1930s has eroded the architectural integrity of this first phase of development within the area. Furthermore, the loss of the mid 19th century villas to the south on Adelaide Road has also eroded the original context and setting of the house to a degree.



Aesthetic value

Aesthetic value is defined as “...the ways in which people draw sensory and intellectual stimulation from a place.”

As described in the paragraphs above, the building is an attractive, solid but otherwise generally unremarkable mid 19th century semi-detached villa. The building is constructed of typical materials of the period including brickwork and stucco but is relatively unadorned. The building has townscape value, mostly due to its group setting and the repetition of its semi-detached form, stucco front and attractive and distinctive gabled roof form. Internally the building retains its original plan form and spatial quality as well as a number of architectural features, including the main staircase, cornicing, fire surrounds and joinery.

Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be ‘social’, defined at paragraph 56 as “.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.”

The building has communal value in so far as it has been part of the local scene for around 180 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

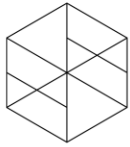
Conclusion

4.25 In this case the key significance of the building relates to its historic and architectural

contribution to the development of this part of Chalk Farm and reflects to a small degree the transformation of the area from open fields in the early to mid 19th century to a fully developed residential suburb within the space of a few decades. The building retains its original plan form and spatial quality and remains in its original use as a single family house. The building has a modest degree of architectural value to its front facade and reflects aspects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Provost Road and this part of the Eton Conservation Area. The wider group of buildings has group value, townscape interest and historic merit. Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

4.26 The rear and side elevations of the building are of less significance than the front façade, due in part to the original lesser status accorded to these areas and their lack of architectural embellishment. This lower significance is also a reflection of the degree of alteration to the roof profile of the house through the addition of side dormers and the incorporation of a large, PVCu basement conservatory in the later 20th century.

4.27 Internally, the building is of moderate significance and retains some original features although it has not benefited from ongoing maintenance and repair and its fabric and finishes are dated and in need of refurbishment.



5 Assessment of the proposals

5.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Eton Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

External Alterations

Rear extension

5.2 A single storey extension is proposed to replace the existing modern PVCu conservatory at basement level. This dates from the later 20th century and is of no inherent interest or significance. The proposed extension will broadly replicate the footprint of the existing conservatory but will include the small area between the western elevation of the existing conservatory and the party boundary wall with no. 10 Provost Road.

5.3 The proposed extension will be of a simple, contemporary design, with large areas of glazing. Solid elements will be faced in render with an ashlar finish, to complement the original character of the house. The majority of the roof will be green, with an area of glazing incorporated adjacent to the house. This provides a visual break and architectural transition between the extension and the host building and allows for upwards views to the rear facade of the house from within the extension.

5.4 The proposed extension represents only a very small increase in bulk and massing over and above the existing conservatory and will match the height of the neighbouring single storey extension at no.10. Overall, it is of

modest scale and set at low level on the building, being fully subordinate in visual and physical terms. The rear garden is of a generous size with extensive soft landscaping around its boundaries, limiting views of the proposed extension from surrounding properties.

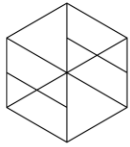
5.5 There is a well-established pattern of wide, single storey additions to the rear of the group of houses on the south side of Provost Road and the proposals at no.9 will sit comfortably within this context. No.9 forms part of a semi-detached pair with no.10, the latter of which already has a contemporary single storey rear addition and thus the proposals will not undermine any symmetry within the pair. There will be no harm to the external appearance of the listed building or the wider pattern of development to the rear of the group.

Side lean-to

5.6 There is currently a narrow access alley to the side of the property which connects the front garden with the rear garden, and it is proposed to install a glazed lean-to roof over this passageway. A new vertically planked timber door will be installed to the front elevation, similar in appearance to those at nos.15 and 16 Provost Road. To the rear facade the lean-to will have a solid wall and glazed door, linking it aesthetically with the architectural treatment of the proposed rear extension. The interior of the lean-to will have a Yorkstone floor, reclaimed from the rear garden area.

5.7 The proposed glazed infill will be a very minor addition to the building in a highly concealed area. The alley sits well below the level of the front garden and the glazed roof would be concealed in views from the street by the new timber side door, thus preserving the high significance front facade of the listed building in public realm views from Provost Road.

5.8 Within the new enclosed passageway the existing window in the flank elevation which lights the small kitchen at the rear of the property



will be replaced with a new painted timber sliding sash window. This will have a 3 over 6 configuration to reflect other similarly proportioned windows on the building. The existing window is a later added unit with casements and toplights, and therefore there will be no loss of fabric of any demonstrable significance.

Front garden

5.9 A new bin enclosure is proposed for within the front garden. This will be located adjacent to the garden wall with no.10 and will be well concealed by the mature hedging to the front boundary walls of no.9 and no.10.

Dormer windows

5.10 The existing dormers on the side roof slope date from the later part of the 20th century and are of poor-quality design and construction. It is proposed to replace and slightly enlarge the dormers in broadly the same position as existing. Paired dormers to the side slopes are part of the pattern of development along the south side of Provost Road and the existing dormers have been in place for many decades, now forming part of its evolved character.

5.11 In views from the street the proposed dormers will continue to read as two separate and distinct elements, and will be set down from the ridge, up from the eaves and well in from the front and rear building lines. The party wall upstand above the ridge of the roof with its bristle of chimney pots will remain a prominent feature in views from the pavement.

5.12 The new dormers will have three small, subdivided windows which are a significant improvement when compared with the unsympathetic modern fenestration to the existing dormers.

5.13 A rooflight, subdivided into three sections, is proposed for the lowest section of the roof slope, providing light into the main staircase. These very modest features will be

concealed in views from the street by the parapet wall to the two storey entrance bay. The exiting rooflight above the 2nd floor staircase will also be replaced with a slightly larger unit.

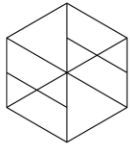
Internal Alterations

Basement

5.14 The large rear room at this floor level will become a kitchen, to replace the very undersized provision in the adjacent small rear room. The connectivity between this room and the new extension will remain the same as existing, with the wide opening in the rear wall of the house retained. A second opening will be created in the rear wall, linking the dining area to the new rear extension. The opening will be relatively narrow and will read as a single door leaf sized opening. It will match the height of the existing opening from the rear room through to the conservatory. This shape and proportions will retain the cellular quality and character of the internal space, as well as the overall solidity and integrity of the rear wall of the house. The affected section of wall consists of plain, rendered masonry and consequently there will be no harmful impact upon historic fabric of any note.

5.15 The wall between the large and small rear rooms will be partially removed to create a modest open plan layout. Nibs and a downstand will be incorporated, providing a reference to the original floor plan of the building. The loss of historic fabric in this location will be minimal within the overall context of the house and located in an area of lower significance. The opening up of the two spaces will create a more open plan arrangement, however the differing sense of scale and proportion to each of the individual rooms will still be appreciable and the overall plan form and spatial quality of the house will not be harmed.

5.16 The basement is an area of lower significance within the overall hierarchy of the listed building and in this case is relatively featureless and lacking historic character. The



proposed works will create a more open plan, attractive family living space, with connectivity through to the rear garden.

5.17 Minor modifications will take place to the chimneybreast in the rear room to allow for the installation of a hob and extractor. There is no fire surround in this location and a larger opening has already been created, thus any further impact is very limited.

5.18 To allow for kitchen cabinetry to be installed the door into the rear room from the basement hallway will be very slightly repositioned, reusing the existing door and architrave.

5.19 The front room will become a guest bedroom and the adjacent small spaces in the centre of the plan will be utilised as a guest bathroom and wardrobe, with the very minor removal of a small wall within the existing cupboard to facilitate the proposed layout.

5.20 The existing small WC within the basement hallway will be removed and replaced with a smaller storage cupboard. This feature protrudes into the hallway space and is featureless, with a later added part glazed door and plain walls.

Ground Floor

5.21 The plan form will be retained at this floor level, with only modern joinery elements removed from the rear room. The existing opening in the spine wall will be increased very slightly, with doors added. These will be of a traditional timber panelled design to match other original doors at this floor level. These are an appropriate addition in this location and when closed will reinforce the cellular spatial quality of the listed building.

5.22 The small bathroom and hot water cylinder cupboard behind the staircase will be converted to a study, with a new cupboard adjacent to it. The modern lowered ceiling and water tank storage will be removed. The existing

panelled door into the room will be repositioned in a new partition within the bathroom. These works will have no harmful impact upon historic fabric or the overall plan form and balance of space at this floor level and in some respects will enhance the spatial quality of this part of the building.

First Floor

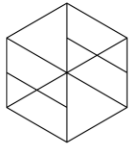
5.23 The smaller front bedroom will be converted to an ensuite bathroom for the adjacent large bedroom. A new partition will be installed to form a WC and shower. The existing door and architrave will be slightly repositioned within the partition which will not affect decorative features such as the picture rail and cornice. Overall, the balance of spaces in this part of the building will be retained.

5.24 In order to create a family bathroom the door opening with the adjacent bedroom will be blocked. A new opening into the rear bedroom will be created within the same partition, providing convenient access to the family bathroom and a less cramped arrangement at the base of the secondary staircase. This door will be fixed shut to allow the creation of a dressing room area using free standing cabinetry.

Second Floor

5.25 The rear room will remain in the same configuration, with built in storage created in the bulkhead area beneath the roof slope and new cupboards in the position of the existing built-in cabinetry. The door and architrave into the rear room will be repositioned to allow access to part of the built in storage from the landing.

5.26 The front room will be subdivided to create a bathroom for the 2nd floor bedrooms and a storage area beneath the sloping section of roof adjacent to the front window. The door and architrave into the front room will be repositioned to form an enlarged landing area.



5.27 The proposals are considered acceptable at this floor level given that it is very plain in character and of lower significance within the overall context of the house. The partitions to the front room are fully reversible and the retained but repositioned doors to the bedrooms could be relocated in the future if required without any loss of historic fabric. The partitions will not harm any historic features, with the wall to form the new, smaller bedroom sitting to the side of the chimneybreast.

Internal and external refurbishment, repair and upgrading

5.28 The building has not been updated for many years and is now in need of full repair, refurbishment and upgrading. Internally the building will be redecorated throughout, with any making good to plaster undertaken on a like for like basis. Timber four panelled doors will be retained, overhauled and repainted. Externally the render finish will have cracks repaired, with two larger cracks requiring helibar stitch repair. The render will then be redecorated

5.29 The small partially below ground room at the front of the basement level has been damp proofed in the past with a cavity membrane system. This may need to be replaced if it is not functioning correctly and if so, would be undertaken on a like for like basis.

5.30 All existing floor finishes will be replaced. The bedrooms will be carpeted, with tiled finishes to the kitchen and bathrooms. Within the basement new wood flooring will be laid over insulation, above the retained concrete slab. Within the living spaces the original timber flooring will be refurbished if possible or overlaid with new timber flooring.

5.31 Externally the roof will be repaired and overhauled. The existing slates will be removed and set aside for reuse once the works are complete. New insulation and breathable membrane will be installed, along with new timber battens. Lead flashings and other weathering

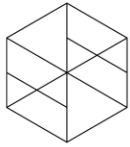
details will be renewed as required. The enlarged dormers will be clad in lead.

5.32 The existing modern double glazed windows on the rear elevation, and the replacement single glazed window on the side elevation, will be replaced with new, painted timber double glazed units. These will have detailing and glazing bars to match existing examples. The original single glazed windows to the front elevation will be retained, besides for the very small window at 2nd floor level which will be replaced with a new double glazed unit. This is a very minor feature of the façade. The double glazed unit will not be appreciable and will have no harmful impact upon the character of the front elevation.

Servicing

5.33 The house's plumbing and electrical systems are dated and do not comply with modern standards and regulations. Consequently, all the existing servicing within the building will require complete renewal. This will include new power, lighting and communications. The plumbing system will also be renewed. Wet underflooring heating will be installed between the existing floor joists, as well as insulation where possible. This will require the existing floorboards to be carefully lifted, numbered and stored whilst the work takes place, and then reinstated once complete.

5.34 Externally, pipework will be replaced and modified to suit the new arrangement of bathrooms. Any redundant pipework, flues or vents will be removed, and the layout of pipework will be rationalised wherever possible.



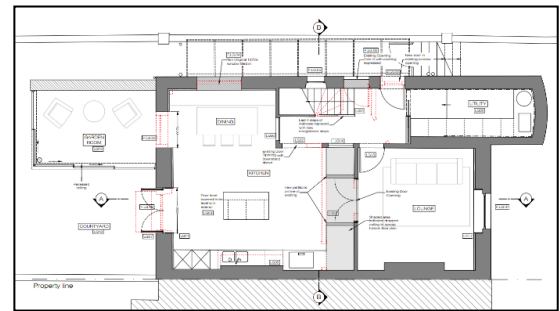
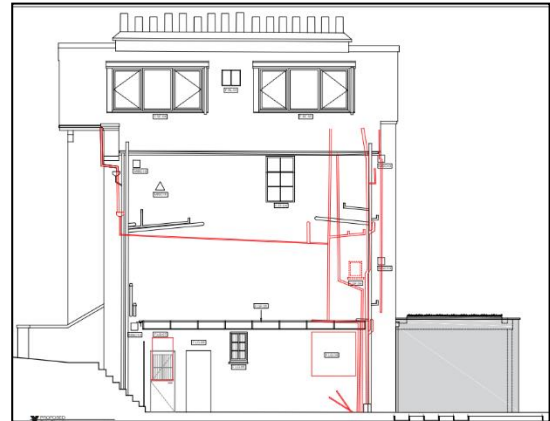
Relevant Precedent

No.6 Provost Road

5.35 Planning permission (2021/6135/P) and Listed Building Consent (2022/0658/L) were granted in October 2022. This included a single storey contemporary rear extension, a glazed side infill and the enlargement of the existing dormers to the side roof slope. Internally permission was granted for the removal of the wall between the two rear rooms at basement level.

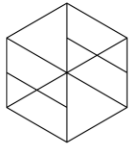
5.36 The Council's delegated report noted that *"The proposed extension would not be visible from the public realm due to its location to the rear of the property which thereby limits the impact of the proposal on the character and appearance of the wider area. Given the limited visibility of the proposal, and the existence of similar extensions to the rear of other properties within the group, it is considered that the proposal would not result in harm to the character and appearance of the Conservation Area or the listed building."* These comments are applicable to the current proposals at no.9.

5.37 In relation to the side glazed infill, the delegated report supported the proposals, concluding that *"Given the sunken position, light-weight construction and the set back from the front and rear, the side canopy would be barely noticeable from the public realm to passers by, and would preserve the character and appearance of the building and the conservation area."* The same factors apply to the proposals at no.9 Provost Road.



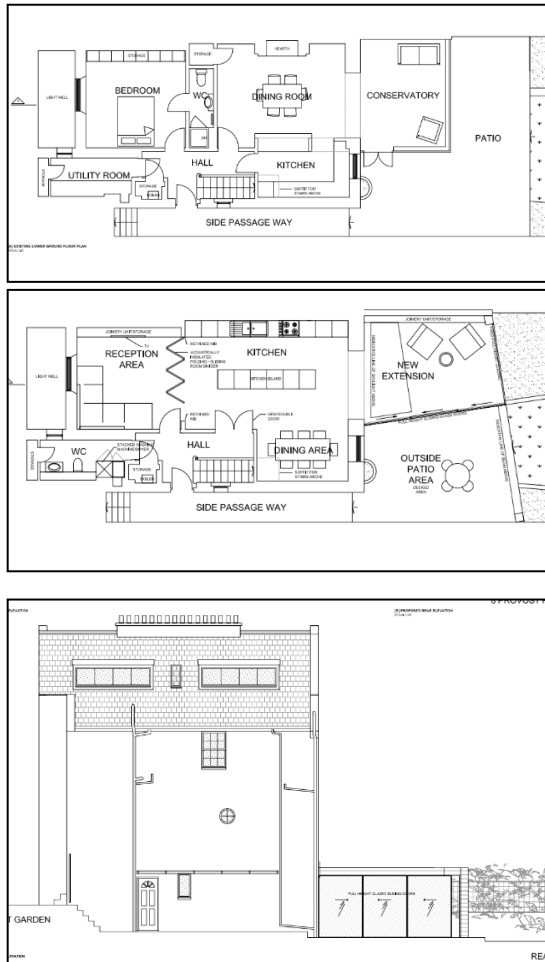
Figures 24 & 25 The approved side elevation (top) and basement plan (bottom) at no.6 Provost Road.

5.38 With regard to the enlarged dormers, the Council concluded that *".....the proposed enlarged dormers are in keeping with the now established character of the roofscape along the terrace and are no larger than previous recent consents. In this context there is no objection to this part of the proposals."*



No.8 Provost Road

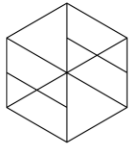
5.39 Planning permission (2010/1379/P) and Listed Building Consent (2010/1381/L) were granted in May 2010. These permissions included a contemporary single storey rear addition as replacement for the existing conservatory, and the opening up of the wall between the large and small rear rooms at basement level.



Figures 26-28 The existing (top) and proposed (middle) basement plans at no.8 Provost Road showing the extent of approved opening up. The approved side elevation (bottom).

5.40 The Council's delegated report in relation to no.8 Provost Road confirmed that "Overall, the clean, simple contemporary design of the proposed conservatory and associated landscaping is considered appropriate in the context of a classical Georgian building which itself displays similarly simple, well proportioned, design characteristics. The materials (glass and timber clad steel framework, timber decked roof) are acceptable. It is considered to preserve the character and appearance of the conservation area." The approved extension at no.8 shares several of the same characteristics as the current proposals for no.9 Provost Road, where the proposed addition will be of a simple, contemporary design with large areas of glazing.

5.41 The delegated report went on to confirm that "On-site investigation confirms that there are no uniform rear extensions in this terrace and therefore, the proposed extension in this location and setting would be unobtrusive and is unlikely to have any impact on the appearance of the host building or its historic fabric." It is therefore clear that the Council agree that the character to the rear of the group is heterogeneous and can absorb modest additions of this scale and in this position.



No.10 Provost Road

5.42 Planning permission (2016/6486/P) and Listed Building Consent (2016/6595/L) were granted in February 2017 for a single storey rear addition and a lightweight side addition to the access alleyway, in proposals which are very similar to those at no.9 Provost Road. Permission was also granted for removing the wall between the two rear rooms at basement level.

5.43 The Council's delegated report in relation to no.10 Provost Road confirmed that "Taking into account the size and scale of the host building, the proposed extension is considered to be subservient" and that "Furthermore, it is noted the light-weight modern extension would establish a clear differentiation between the extension and the existing dwelling, which is welcomed." The proposed rear addition at no.9 Provost Road is similarly subordinate and will sit comfortably in relation to the overall architectural character of the rear façade, providing a subtle contemporary juxtaposition between old and new.

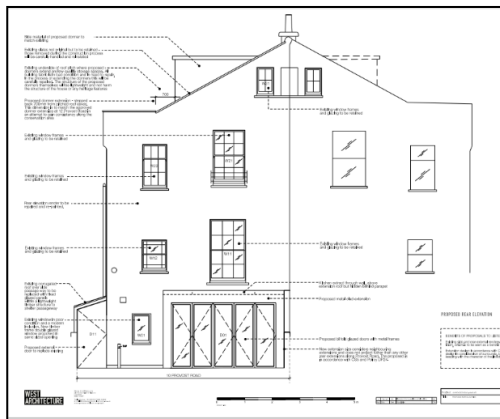


Figure 29 The approved rear elevation at no.10 Provost Road.

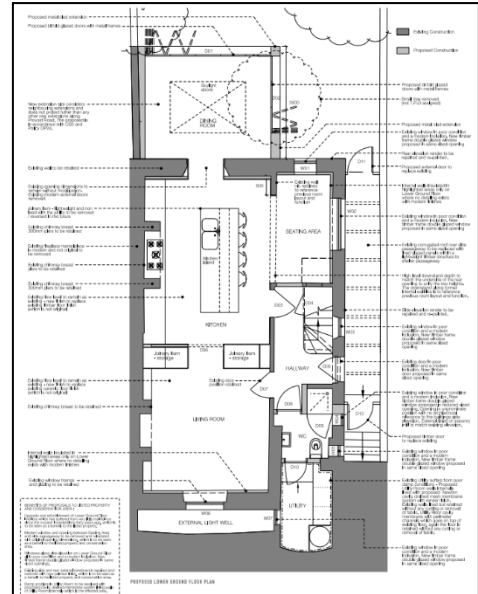
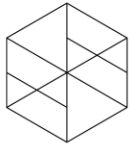


Figure 30 The approved basement floor plan at no.10 Provost Road showing the removed wall between the large and small rear rooms.

5.44 With regard to the proposed glazed side infill the Council's delegated report indicates that "The enclosing of the existing lean-to resulting in the creation of a light-weight side extension is considered to be acceptable. The proposed side extension would be set back from the rear façade and would be of a modest scale. The side extension would cause no harm to the listed building, rather it seeks to make good an existing lean-to structure and in turn enclose the structure.....Whilst the top of the side extension would be slightly visible (approximately 0.7m at its greatest) from the street frontage, it is not considered that the extension would impact adversely on the street scene." It is considered that the proposals to no.9 would have a similarly limited impact on the external appearance of the listed building and the surrounding Eton Conservation Area.



No.14 Provost Road

5.45 Planning permission (2020/3405/P) and Listed Building Consent (2020/3388/L) were granted in November 2020 for a rear single storey addition, a side infill and a pair of enlarged dormers to the side roof slope. The Council's delegated report confirmed that *"To the rear elevation, a modern, lightweight rear extension is proposed. The proposed single storey glazed rear extension is considered subordinate in its design, visually lightweight and responds sympathetically to the architectural character and age of the host building. It is noted that there are a number of rear extensions to the properties on Provost Road."*

5.46 With regard to the proposed side infill, Officers considered that *".....these alterations would not appear as an incongruous addition in this context due to a number of properties having similar structures. The structure is set back from the front elevation and would sit well within the context of the side elevation."* This is consistent with the conclusions of this Appraisal where it has been shown that the character to the rear of the group of houses on Provost Road is varied and that there is an established pattern of single storey rear additions, many of them contemporary in terms of their design and materials.

5.47 In relation to the proposed enlarged dormers the Council's delegated report indicates that *"Two separate dormers are proposed to minimise loss of roof fabric and to remain subordinate to the roof and to be respectful of the character of the host building and the overarching character of the wider group. Due to the revised width and the dormers being well positioned within the roof slope they are not considered to harm the host property nor the wider conservation area."* The proposed dormers will be similar to those approved at no.14 and are not considered to cause any harm to the individual building given that there have been side dormers in this location for many decades. The wider character of the group

would also not be affected as side dormers are an established part of their form and profile.



Figure 31 The approved rear elevation at no. 14 Provost Road.



Figure 32 The approved side elevation at no. 14 Provost Road.

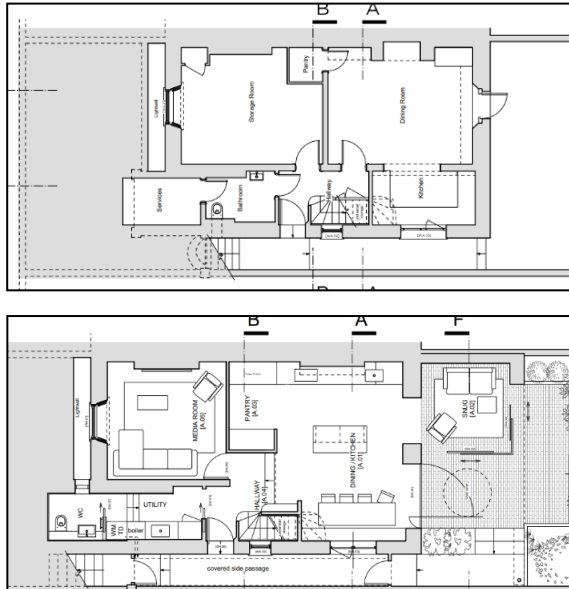
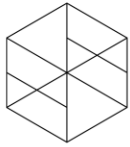


Figure 33 & 34 The existing (top) and approved (bottom) basement floor plans at no.14 Provost Road.

5.48 An analysis of the existing and proposed basement plans at no.14 also show that the Council permitted the full scale opening up of the rear rooms to form one larger space, as well as the creation of a relatively large opening through the original rear wall of the house to connect with the modern extension and a wide opening adjacent to this from the pre-existing small rear room.

Detailed drawings

5.49 A series of large scale drawings have also been included with the application, showing details of a number of proposed interventions. These are intended to provide sufficient detailed information to avoid the need for associated conditions.

Rear extension

Section details have been provided through key junctions and elements of the proposed rear extension. Where the extension intersects with the rear façade of the house there will be a bespoke aluminium rooflight, with lead flashings chased into an existing mortar joint.

Side infill and new timber door

A large scale section showing the glazed roof to the side infill and its intersection with the existing masonry garden party wall has been submitted. This shows a discreet gutter adjacent to the garden wall and details of the intersection between the new glazed roof and the flank wall of the house. These details have been carefully considered to have a minimal impact upon historic fabric and to create an elegant new structure to the side of the house.

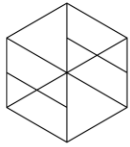
The new timber door to the side infill will consist of vertically planked timber with a fixed panel above, also constructed of vertical timbers. This is an appropriate design for a new door into a side access and at basement level.

Bin enclosure

A bin enclosure is proposed for within the front garden. This will be clad in timber decking boards with a low-pitched roof and wide doors to access the bins. This will ensure that it is a discreet and appropriate addition to the front garden.

Dormer details

Drawings showing the proposed dormers in plan, elevation and section have been provided, showing its detailed construction. These will be clad in code 4 lead with a painted timber fascia, slender cheeks and new outward opening timber casement windows. This will ensure a



traditional, high-quality appearance to the roofscape.

Rooflight installation

The proposed rooflights will be conservation grade and will sit flush with the roof covering to ensure that they are as minimally visible as possible.

Floor build ups

Details have been included of the new slab construction and floor within the extension. This will be designed to modern standards of insulation and damp proofing.

Existing suspended timber floors elsewhere in the house will have insulation fitted between the joists, along with a wet underfloor heating system. The existing floorboards will be re-laid above this and either sanded/refinished or with carpet/tiles laid above.

Basement kitchen chimneybreast

The existing opening in the chimneybreast to the rear room will be enlarged to provide space for a hob and ovens within the new kitchen. An extractor will also be fitted into the chimneybreast. A new concrete lintel will be required, and the surrounding plasterwork made good, with a painted finish.

Doors

Typical new doors will have a four panelled configuration and architraves to match existing. Those at ground floor level will have mouldings to the panels, whilst elsewhere they will have simple recessed panels with no mouldings. This reflects the hierarchy of status within a house of this age and character.

Basement utility room

The existing membrane damp proofing system within this space will be retained if it is functioning properly or replaced on a like for like basis. The room will have a plasterboard finish to the walls. The floor will retain the existing modern concrete slab, with insulation incorporated beneath a new floor finish.

Assessment of proposals in line with the relevant heritage policy framework

Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

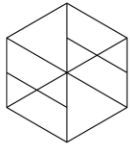
5.50 The main issues for consideration in relation to this application are the effect of the proposals on no.9 Provost Road as a listed building and the impact of external changes to the building on the character and appearance of the Eton Conservation Area.

5.51 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This appraisal has shown that the proposals will have no harmful impact upon the defined significance of the listed building, indeed it will be enhanced by the extensive works of sympathetic restoration and reinstatement of its fabric and finishes. The proposed additions, extensions and alterations to the exterior of the listed building are sympathetic and well designed and will cause no harm to its external appearance or the character and appearance of this part of the Eton Conservation Area. Thus, the proposals are considered to comply with the s.16 and s.72 statutory duties.

National Planning Policy Framework 2021

5.52 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

5.53 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will avoid any



harm to this defined significance or value, through the sensitive and careful adaptation, restoration and refurbishment of the building. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

5.54 The proposals are considered to comply with the adopted London Plan (2021). The thrust of Policy HC1 - Heritage conservation and growth is that development should conserve the significance of heritage assets and their surroundings. Enhancement opportunities should be identified early on. The proposals will include a welcome and necessary refurbishment of the building which has not benefited from updating in several decades, enhancing its internal and external character. The proposed additions to the side and the rear will cause no harm to the special architectural or historic interest of the listed building due to their scale, design and materials and will relate positively to the overall pattern of development along this part of Provost Road. Overall, the affected heritage assets (the listed building and the surrounding Eton Conservation Area) will be conserved.

Camden Local Plan 2017

5.55 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

5.56 Policy D1 – Design requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. Policy D2 – Heritage outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to

listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

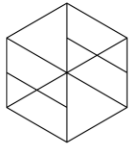
5.57 Internally the building is very dated and has not been upgraded in several decades. The proposals will largely utilise the original layout of the listed building at ground and 1st floor, with some limited subdivision of the front room at 2nd floor level. The basement accommodation, which is very plain and is of lower significance can absorb greater change without harm to the listed building and here there will be some modest opening up of the rear rooms to create attractive, modern family living accommodation.

5.58 The proposed additions to the side and rear of the building at basement level will be fully subordinate to the listed building in terms of their height and scale and will be sympathetic in design. The rear addition will have no impact upon the high significance front façade of the listed building and the side infill will also not be appreciable in public realm views.

5.59 The proposals at roof level will replace the existing side dormers, which are dated and in poor condition. The profile of the listed building will remain broadly the same, with the proposed dormers legible as two distinct projections from the roof slope. A pattern of side dormers is very well established along Provost Road, and they form part of the evolved character of the building, many dating from prior to statutory listing. The proposed modest enlargement of the dormers will not undermine or harm the profile of the building or its visual relationship with other buildings within the group. They will be consistent with other permissions for enlarged dormers along this part of Provost Road, for example at no.6 in 2022 and no.14 in 2020.

Eton Conservation Area Statement

5.60 The proposals are considered to comply with the area specific policies contained within the Management Strategy. The proposed works will respect the built form and historic



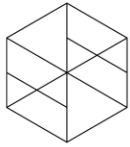
context of the area and its features (ET19). The proposed single storey rear extension will be unobtrusively sited at basement level within the private rear garden of the house, replacing an existing conservatory of a similar footprint (ET22) and will be in harmony with the form and character of the house and the pattern of extensions within the group (ET23 & ET24). At roof level a pattern of side dormers is well established within the group and the enlarged dormers will be in keeping with this wider context. The dormers will remain subordinate to the side roof slope and will be well designed (ET27 & ET28). The works will retain the large central chimney stack and its pots (ET29).

Camden Home Improvements CPG (2021)

5.61 The proposals comply with the thrust and detail of this policy guidance. In line with paragraph 2.1.1, the proposed rear extension will be subordinate to the main building, sympathetic in terms of its design and respectful of the established townscape pattern within the group, matching the height of the neighbouring rear extension to no.10, part of the semi-detached pair. A generous rear garden will be retained. In compliance with para 2.1.2 the glazed side infill will be set back from the main front elevation and wholly secondary to the host building in terms of its form, position and scale. Due to its sunken position and lack of visibility from the public realm it will cause no harm to the architectural composition of the building or the symmetry of the pair. In accordance with paragraph 2.2.1, the enlarged replacement dormers will form part of the established pattern of side dormers to this particular group of buildings and will be in line with other recent permissions for replacement dormers. They will remain subordinate to the roof slope and well set in from the eaves, ridge and sides of the roof slope. The proposed fenestration and the extent of glazing is considered appropriate.

Camden Planning Guidance - Design (January 2021)

5.62 The proposals are considered to comply with this policy guidance. The proposed extensions will respond positively and sensitively to the surrounding context and integrate well with the pattern of development along this part of Provost Road. The scale, massing and height of the side and rear additions to the building are appropriate and will have no impact on the building from public realm vantage points. The enlarged dormers will replace the existing poor-quality features and will be in line with other recent permissions within the group in terms of their scale and design. The proposed materials will all be contextual and complementary to the original character of the listed building.



6 Conclusion

significance of the heritage asset is sustained and enhanced.

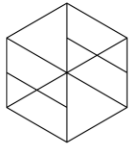
6.1 This application is for planning permission and listed building consent for extensions and alterations to the listed building, as well as a full programme of repair and restoration.

6.2 The house is currently very dated and its internal fittings and finishes require replacement and upgrading. The proposed works will take a light touch over the upper floors, working within its historic floor plan. At basement level, where the building is of lower significance and the historic character more limited, attractive new open plan family accommodation will be created, linked to the garden through the proposed replacement rear addition. Proposed extensions to the building will be well designed and discreetly located, resulting in no harm to the special interest of the listed building or the wider group of stylistically similar houses along Provost Road.

6.3 The house will benefit from a full programme of repair, refurbishment and upgrading to bring it up to modern standards. Plumbing and electrical systems will be renewed, damp problems will be addressed and the house will be made fully watertight and weatherproof. This will ensure the ongoing preservation of its historic fabric.

6.4 The proposals will preserve the key high significance front façade of the listed building, its positive contribution to the streetscene along Provost Road and the character and appearance of this part of the Eton Conservation Area.

6.5 The proposed works are considered to fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in many respects, enhance the special architectural and historic interest of the listed building. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the



Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government’s planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage

asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

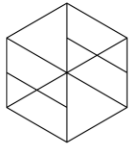
Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

A4 Camden’s Local Plan was adopted on 3 July 2017 and sets out the Council’s planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council’s vision for the borough.

A5 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;



“The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;*
- e. comprises details and materials that are of high quality and complement the local character;*

A6 **Policy D2 – Heritage** has relevant parts and is clear that:

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden’s architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. To preserve or enhance the borough’s listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.”*

The London Plan

A7 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor’s vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

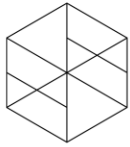
C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Eton Conservation Area Statement

A8 The Conservation Area Statement has a number of policies which are relevant.

New Development

ET19 The UDP provides the context and guidance for proposals for new development with



regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

Rear extensions/conservatories

ET22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.

ET23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

ET25 In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

Roof extensions

ET27 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Any further extensions in the roof space should respect the integrity of the original roof form. Existing original details should be precisely matched.

ET28 Further dormers or 'Velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.

ET29 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.

Camden Planning Guidance - Design (January 2021)

A9 This document has various generic policy and guidance on new development within the Borough.

Paragraph 2.9 indicates that:

In order to achieve high quality design in the borough we require applicants to consider buildings in terms of:

- context
- height
- accessibility
- orientation
- scale and massing
- siting
- functionality and layout
- detailing
- materials

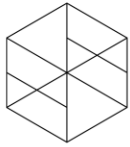
Paragraph 2.10

- Development should respond positively and sensitively to the existing context
- Development should integrate well with the existing character of a place, building and its surroundings

Paragraph 2.11

Good design should respond appropriately to the existing context by:

- ensuring the scale of the proposal overall integrates well with the surrounding area
- carefully responding to the scale, massing and height of adjoining buildings, the general pattern



of heights in the surrounding area

- *positively integrating with and enhancing the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views, vistas and landmarks. This is particularly important in conservation areas.*

Paragraph 2.14

Materials should form an integral part of the design process and should:

- *Be contextual – the texture, colour, pattern and patina of materials can influence the impact and experience of buildings for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decisions on the materials used in a development scheme should be informed by those used in the local area.*
- *Respond to existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas or within the*

Camden Home Improvements CPG (2021)

A10 The Home Improvements CGP 2021 contains a range of guidance with regard to side, rear and roof additions.

Para 2.1 Ground extensions

As part of your preparation to extend your property at ground level, a preliminary site assessment is recommended, to consider the following:

- *The existing rear elevation and any previous extensions to it;*
- *The rear elevation's visibility and prominence in relation to gardens, streetscene and wider area;*
- *The pattern of development of neighbouring buildings to include historic extensions and new types of development;*
- *Other rear extensions present at the neighbouring buildings which obtained permission through a planning application or permitted development.*

Para 2.1.1 Rear extensions

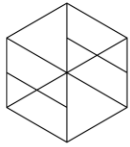
Rear extensions should:

- *Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Respect and preserve the original design and proportions of the building, including its architectural period and style;*
- *Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;*
- *Be carefully scaled in terms of its height, width and depth;*
- *Allow for the retention of a reasonably sized garden.*
- *Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;*
- *Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;*
- *Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist.*

Para 2.1.2 Side extensions

Side extensions should:

- *Be set back from the main front elevation;*
- *Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;*
- *Be built from materials that are sympathetic to the existing building wherever possible;*
- *Protect significant views or gaps;*
- *Ensure the established front building line is not compromised;*
- *Ensure the architectural symmetry or integrity of a composition is unimpaired;*
- *Ensure the original architectural features on a side wall are not obscured;*
- *Retain access to the rear of a property;*



Para 2.2.1 Dormers

Dormers should:

- *Dormers should be subordinate in size to the roof slope being extended;*
- *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);* • *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*
- *The type, design and alignment of windows would relate to the ones below;*
- *The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;*
- *Innovative approaches are encouraged and supported by pre-application advice;*
- *Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged; innovative approaches are encouraged and supported by preapplication advice;*
- *Consider whether there are other existing extensions in proximity, even if they are older or constructed under permitted development;*
- *For side dormers you should balance carefully the dormer's quality and detailed design with its impact on streetscene and wider area. Side dormers in between buildings should carefully consider the existing architectural features on side elevation, such as chimney breasts and pots, and impact on the neighbouring amenity in terms of overlooking;*