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**From:** CAAC Comments Form <noreply@camden.gov.uk>  
**Sent:** 09 November 2023 19:44  
**To:** Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan  
**Subject:** CAAC Consultation Comments Received

## Camden Council

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Application ref.

2023/3662/P

Site Address

9 Provost Road London NW3 4ST

Development Description

Demolition of conservatory and erection of single storey rear extension with green roof and a glazed side passageway infill, replacement and enlargement of dormers, replacement of existing double glazed windows to rear and side elevation with new double glazed windows, installation of bin enclosure to front garden and timber door to side passageway and minor rear garden landscaping,

Planning officer

Ewan Campbell

Advisory committee

Eton;Eton

Advisory committee

Please send your comments by:

2023-11-26T00:00:00.000

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Eton Conservation Area Advisory Committee Advice from Eton Conservation Area Advisory Committee: 02.11.2023 Re: 9 Provost Road: 2023/3662/P, 2023/4550/L Demolition of conservatory and erection of single storey rear extension with green roof and a glazed side passageway infill, replacement and enlargement of dormers, replacement of existing double glazed windows to rear and side elevation with new double glazed windows, installation of bin enclosure to front garden and timber door to side passageway, minor rear garden landscaping, internal alterations to the existing layout, installation of modern services and sanitary fittings. What is significant about this application is the extent to which the accompanying Heritage Appraisal cites as "precedents" permissions granted in recent years for alterations to other listed houses in Provost Road - see section 5 - Assessment of the proposal. To quote the planning officer who handled a similar application for 19 Provost Road in 2022: "Precedent is not a material planning consideration. Applications for planning permission are assessed on their own merits without recourse to future proposals." We are confident that this application will be handled in the same way i.e. considered on its merits. We have commented on these previous applications: most have been of a similar nature. Apart from loss of internal fabric, our main concerns have been with oversized dormer windows and the cumulative loss of open space which results from the combination of rear extensions and garden rooms. In this particular case we welcome the proposals to restore the condition and safeguard the future of this listed building. The proposals seem restrained although internally there will be a small loss of original fabric. Externally there are three changes of note: • The replacement of the rear extension • The replacement and slight enlargement of the existing dormer windows • The replacement of an existing side conservatory Rear extension and dormer windows Care has been taken to restrict the scale of the rear extension and dormer windows and we have no objections. Side conservatory Infilling the space between each of the pairs of semi-detached houses in Provost Road (and Eton Villas South) is becoming more prevalent as they change hands and are refurbished. Where this is done discreetly and does not detract from the group value and the

character and appearance of the conservation area, there can be no objection. However, we do object to the fixed solid panel above the new timber door to the street-facing side of the infill extension, along the lines of that recently installed at 14 and 15 Provost Road. The proposed solid timber panel (as seen at 14/15 Provost Road) paradoxically has the effect of visibly connecting the 'Villas' which the 'discreet' side extension seeks to avoid. These semi-detached houses are collectively listed as having group value: a row of symmetrically repeated buildings, alternating with symmetrically repeated spaces. It follows that the spaces are included in, are part of, the listing. They are, in short, listed spaces. As regards the side conservatory, discretion surely allows its insertion. But the proposed timber panel in question, far from being discreet, is unsubtle and disruptive. And it should not be approved. A metal structure with vertical bars similar to the existing gate above the new timber door would be a more appropriate solution for security purposes. Yours sincerely, Eton CAAC

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