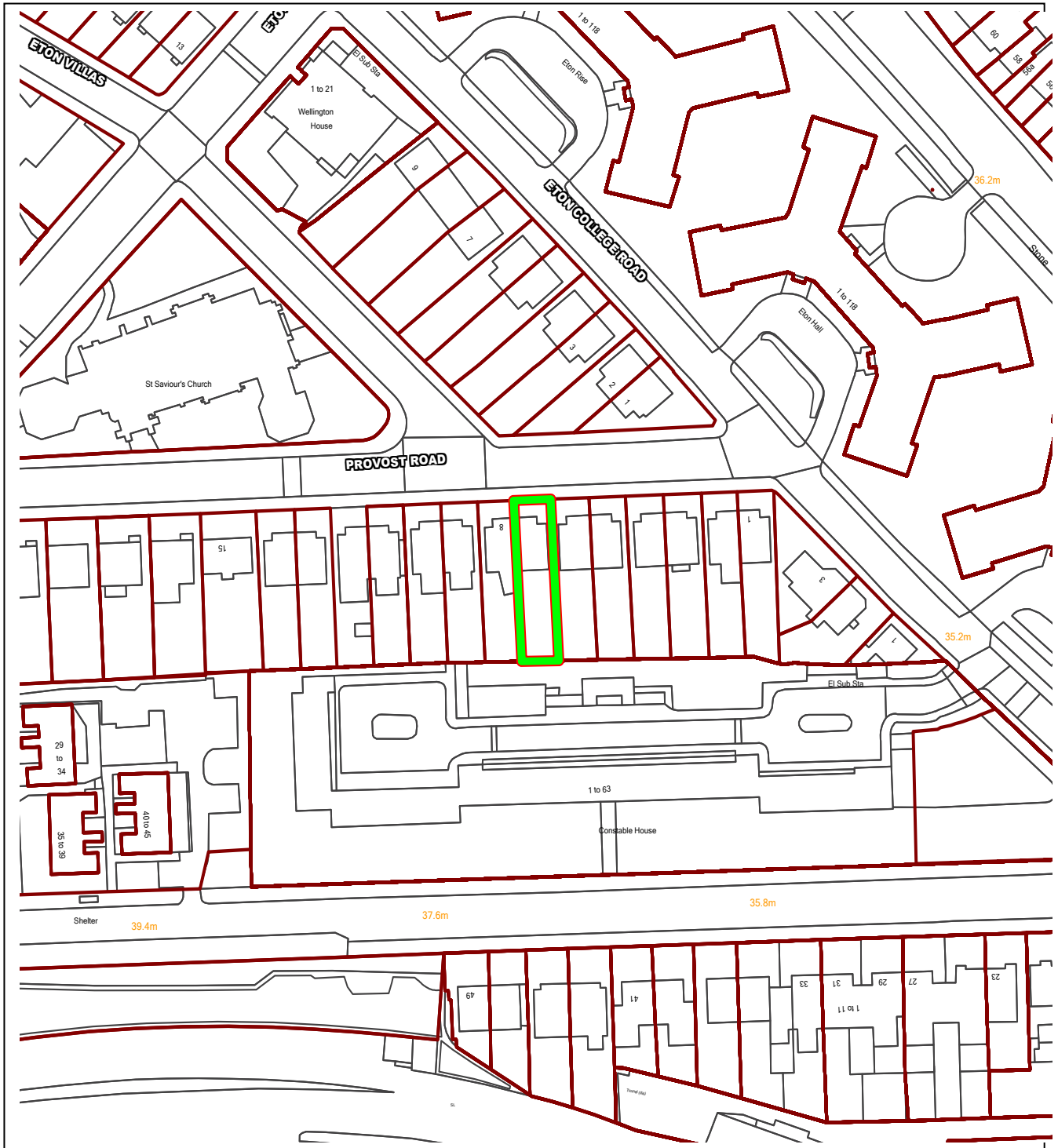


7 Provost Road, NW3 4ST



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Site Photos:



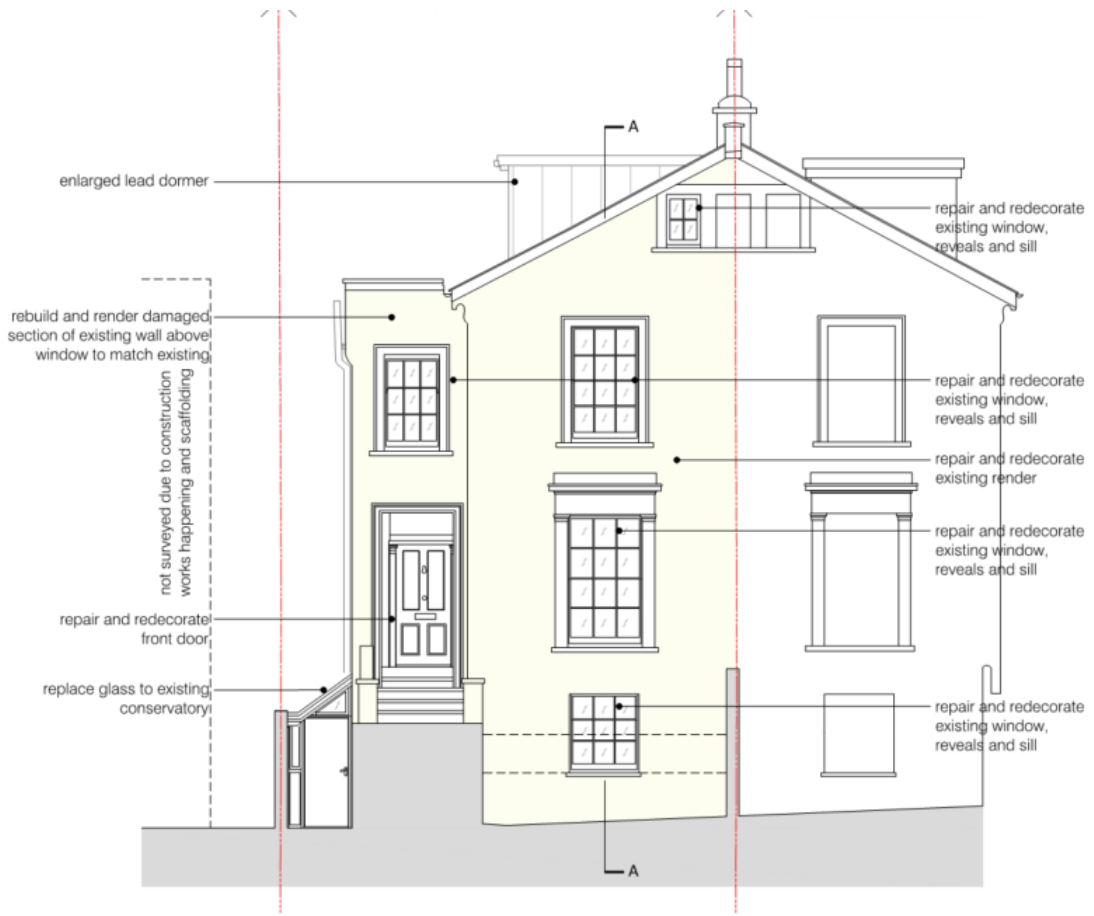
Image 1: Aerial photo of site and neighbours. No 7 is centre left.



Image 2: streetview of front elevation. No 7 on the left.



Image 3: Rear elevation. No 7 on the right.



01 PROPOSED FRONT ELEVATION
scale 1:100

Image 4 above: proposed front elevation



Image 5: Proposed rear elevation



Image 6: Proposed side elevation

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		i) 05/09/2023 ii) 05/09/2023	
		N/A / attached		Consultation Expiry Date:		i) 03/09/2023 ii) 12/09/2023	
Officer				Application Number(s)			
Edward Hodgson				i) 2023/2840/P ii) 2023/3198/L			
Application Address				Drawing Numbers			
7 Provost Road London NW3 4ST				<i>See draft decision notice</i>			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
i) Erection of single storey rear extension, replacement side conservatory, new door, enlargement of dormers, redecoration of facades, new front steps, new front boundary railings and alterations to front lightwell							
ii) Erection of single storey rear extension, replacement side conservatory, new door, enlargement of dormers, redecoration of facades, new front steps, new front boundary railings and alterations to front lightwell. Removal of partitions and doors at lower ground and second floors, and new doors and bathroom at ground and first floor							
Recommendation(s):		i) Grant conditional planning permission ii) Grant conditional listed building consent					
Application Type:		i) Full Planning Permission ii) Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00	
Summary of consultation responses:	Site Notice: displayed from 09/08/2023 – 02/09/2023 Press Notice: displayed from 10/08/2023 – 03/09/2023 No responses were received.						

<p>Eton CAAC</p>	<p>An objection was received from the Eton CAAC. Their reasons for objecting are summarised below:</p> <ul style="list-style-type: none"> • No objection in principle to the replacement side extension or to the pergola and rear extension • Dormers are however too large and detract from the harmony and group value of the street scene. More modest dormers, such as those at nos. 10 and 11 would be more appropriate. Those consented at nos. 14, 12 and 6 should not be used precedents. <p><u>Officer's Response:</u></p> <ol style="list-style-type: none"> 1. <i>Design and heritage are material planning considerations and are discussed in section 4 of the report. The proposals have also been revised following Officer advice and the proposed dormers have been reduced in scale, please section 2 of the report.</i>
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Site Description

The application site is a two-storey semi-detached Victorian house (Class C3) located within the Eton Conservation Area, to which it makes a positive contribution. The property is Grade II listed. The list description states:

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.

Relevant History

Application Site:

25124 - The erection of two new dormer windows at one side. **Granted - 03/11/1977**

9370106 - Refurbishment including alterations to windows and rooflight as shown on drawing nos. 11/01 02 03 05 06 10A 11A 12 13 16A 17 26. revised on 05.07.93 **Granted - 20/08/1993**

6 Provost Road:

2021/6135/P - Erection of single storey ground floor rear extension and side extension with glass canopy, dormer windows to side roof slope, external lime render, front gate and railings to existing front boundary with landscaping. **Granted - 10/10/2022**

12 Provost Road:

2017/2164/P - Erection of two replacement side dormers with rooflights on upper roof planes; installation of replacement rooflight on main roof slope. **Granted - 12/06/2017**

14 Provost Road:

2021/1600/P - Erection of a single storey rear extension, a garden outbuilding with pergola, roof extension over the side passage and replacement side dormer windows and associated works. **Granted - 02/06/2023**

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance

- Amenity (2021)
- Design (2021)
- Home Improvements (2021)

Eton Conservation Area Appraisal and Management Strategy (2002)

Assessment

1. Proposal

1.1. The proposal includes:

- Single storey rear extension
- Replacement side conservatory
- Replacement dormers
- Alterations to front steps and front lightwell

- General redecoration of façade treatment and new railings
- Internal works include the removal of partitions at lower ground and second floors, and new doors and bathroom and dressing rooms at ground and first floors.

2. Revisions

- 2.1. Concerns were raised by the Council's Conservation Officer noting there were numerous elements of the proposal which prevented the application from being acceptable. These included the full width rear extension and pergola structure, the size of the dormers, the size of the replacement side conservatory, the removal of French doors, chimney breast, and spine wall at lower ground floor, and harm to planform at first floor through the new dressing room.
- 2.2. The elements of the proposal which were a cause for concern have been amended, to the satisfaction of the Conservation Officer. The pergola structure has been omitted and the dormers and side conservatory reduced in size and scale. Internally, at lower ground floor, nibs and door linings would be retained. At first floor, the proposed dressing room has been omitted.

3. Assessment

3.1. The material considerations for this application are as follows:

- Design and Conservation
- Amenity

4. Design and Conservation

Policy Background

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).
- 4.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. To comply with Policy D2, extensions to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.
- 4.3. The building is Grade II listed and is located within the Eton Conservation Area. It is a modest semi-detached period property identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the CA. The Conservation Area Statement outlines that alterations to extensions to existing buildings can have a detrimental impact either cumulatively or individually on the character and appearance of the area unless they are designed in an appropriate size and scale and use appropriate materials.

- 4.4. Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”) provide a statutory presumption in favour of the preservation of the character and appearance of conservation areas, and the preservation of listed buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 4.5. The effect of these sections of the Act is that there is a statutory presumption in favour of the preservation of character, appearance, and historic significance of listed buildings and conservation areas. Considerable importance and weight should therefore be attached to their preservation. Should the Council define ‘harm’ it would only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh harm. Section 16 of the NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified.
- 4.6. The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

Rear Extension:

- 4.7. The proposed rear extension would be part-width and would project to the same depth and height as the rear extension located at neighbouring no. 8. The extension would read as subordinate to the host building and in keeping with the pattern of garden development along the street. The materials, namely timber cladding and aluminium fixed glazing whilst modern, are considered appropriate to the building and garden context. A green roof is proposed, which would help to mitigate against the loss of garden space and a condition is attached requiring further details although it is considered that an acceptable amount of amenity space would be retained. The existing rear window would be lowered to create a door to access the rear garden, which would not significantly detract from the overall appearance of the property.

Side Extension:

- 4.8. The existing side extension is considered to be an alien and non-original feature although it appears to have been in situ for some time. As such, Officers required that any new conservatory should seek to replace like-for-like in terms of mass and scale. The replacement side extension would be set back from the front elevation and would be of the same height and scale as the existing. The materials would also match those of the existing structure and therefore it is considered acceptable.

Dormers:

- 4.9. The existing building has two dormers on the mono-pitched roofslope, and dormers are a well-established feature of the street. Although the new dormers would be larger than the existing, the dormers would remain subordinate to the roofslope and would not dominate the roofscape. The existing dormers measure 3.15m wide and 1.25m high. The revised dormers would measure 3.9m wide and 2m high. These have been reduced from the original scheme which proposed the dormers to be 2m high and 4.2m wide. The originally proposed dormers

would've been set back from the roof eaves by 2.3m which has been revised so they would now be set back by 2.7m from the eaves. The overall scale and mass of the dormers has been reduced compared to those originally proposed They would be smaller than those approved recently along the street including at no. 6 (see planning history section). The dormers would be finished in lead which is appropriate and the ratio between solid and glazing is suitable. As such, the revised dormers are acceptable.

Alterations to front steps and lightwell:

- 4.10. The existing steps leading to the side conservatory are currently hazardous. As such, it is proposed to reconfigure and repair them. This would involve reusing the existing York stone which is considered acceptable and would not detract from the overall appearance of the building.
- 4.11. The front lightwell currently provides natural light into the lower ground floor kitchen. The proposed cutaway would create a more stepped lightwell to allow more light in. Although a small portion of front garden space would be lost, this is considered to be a minor alteration that would not detract significantly from the appearance of host building.

Redecoration of façades and new railings:

- 4.12. The general repair of the existing render and windows is considered acceptable in principle. A method statement is required by condition to ensure that this is undertaken in a sympathetic manner. It is proposed to install a new metal railing on the front boundary. This would be a sympathetic addition that would match the appearance of the existing gate. A condition is attached to ensure that high-quality materials are used. Details of the windows and external doors joinery are also secured by condition.

Internal Works:

- 4.13. At ground floor level, although the partition between the kitchen and dining would be removed, nibs would be retained to ensure the legibility of historic planform is kept. Likewise, although the French doors would be lost, the revised scheme retains the fabric of the rear elevation with linings retained and so access to the garden room would be through the existing opening. The relocation of the door to the study and the installation of double doors would not harm historic planform and are acceptable. Likewise at ground floor the relocation of the bathroom door would not impact on planform. At first floor, a new bathroom and cupboard door are proposed which would not alter historic planform. At second floor, the enlarged dormers would not alter any historic planform given the existing dormers are non-original.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66, and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

4.14. As such, the proposed development would preserve the significance of the host listed building and the character or appearance of the Eton Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan.

5. Amenity

5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

5.2. The rear extension would match the neighbour's extension at no 8 in terms of depth and height and so there would be no impact in terms of loss of light at the neighbouring property. The existing dormers allow views into the dormers at no. 6 and so there is an established relationship that would not be significantly worsened. The side conservatory would match the existing in terms of scale and mass and has a pitched roof sloping down to the boundary with no. 6 to reduce impact on light and outlook at no. 6.

5.3. Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

6. Conclusion and Recommendation

6.1. In conclusion, the proposed works would preserve the significance and setting of the listed building and the Eton Conservation Area and would not significantly impact on the amenity of any neighbouring occupiers.

6.2. **Recommendation:**

- i) Grant conditional planning permission**
- ii) Grant conditional listed building consent**

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th November 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/3198/L
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 21 November 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Oval Road Ltd.
31 Oval Road
London
NW1 7EA

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Provost Road
London
NW3 4ST

DECISION

Proposal:

Erection of single storey rear extension, replacement side conservatory, new door, enlargement of dormers, redecoration of facades, new front steps, new front boundary railings and alterations to front lightwell. Removal of partitions and doors at lower ground and second floors, and new doors and bathroom at ground and first floor

Drawing Nos: Site Location Plan, 556-100-E, 556-102-E, 556-101-E, 556-200-E, 556-103-E, 556-300-E, 556-201-E, 556-101-P REV A, 556-102-P REV A, 556-103-P REV A, 556-200-P REV A, 556-201-P REV A, 556-300-P REV A

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, 556-100-E, 556-102-E, 556-101-E, 556-200-E, 556-103-E, 556-300-E, 556-201-E, 556-101-P REV A, 556-102-P REV A, 556-103-P REV A, 556-200-P REV A, 556-201-P REV A, 556-300-P REV A

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and railings

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

- 5 A method statement, detailing the method for the repair of the render and windows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the special interest of the listed building and the character and appearance of the conservation area, in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 2 This approval does not authorise the use of the public highway. Any requirement

to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION

Application ref: 2023/2840/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 21 November 2023

Development Management
Regeneration and Planning
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Oval Road Ltd.
31 Oval Road
London
NW1 7EA

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**7 Provost Road
London
NW3 4ST**

DECISION

Proposal:

Erection of single storey rear extension, replacement side conservatory, new door, enlargement of dormers, redecoration of facades, new front steps, new front boundary railings and alterations to front lightwell

Drawing Nos: Site Location Plan, 556-100-E, 556-102-E, 556-101-E, 556-200-E, 556-103-E, 556-300-E, 556-201-E, 556-101-P REV A, 556-102-P REV A, 556-103-P REV A, 556-200-P REV A, 556-201-P REV A, 556-300-P REV A

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

Condition(s) and Reason(s):

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan, 556-100-E, 556-102-E, 556-101-E, 556-200-E, 556-103-E, 556-300-E, 556-201-E, 556-101-P REV A, 556-102-P REV A, 556-103-P REV A, 556-200-P REV A, 556-201-P REV A, 556-300-P REV A

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

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

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

- 4 Prior to commencement of the rear extension, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

DRAFT

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DECISION