

Application ref: 2023/3662/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 5 February 2024

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

Phone: 020 7974 4444

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

XUL Architecture  
33 Belsize Lane  
London  
NW3 5AS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**9 Provost Road  
London  
NW3 4ST**

Proposal:

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.

Drawing Nos: AD-01 (P-01), AD-02 (P-01), AD-03 (P-01), AD-04 (P-02), AD-06.1 (P-01), AD-06.2 (P-01), AD-08 (P-01), AD-10 (P-02), AD-11 (P-01), AD-12 (P-01), EL-01 (P-00), EL-02 (P-00), EL-03 (P-00), EL-04 (P-00), PA-01 (P-02), PA-02 (P-02), PA-03 (P-02), PA-04 (P-03), PA-05 (P-02), PA-06 (P-02)

PLP-01 (P-01), EX-01 (P-01), EX-02 (P-01), EX-03 (P-01), EX-04 (P-01), EX-05 (P-01), EX-06 (P-01)

Location Plan, Sequence of works document Heritage Appraisal (September 2023), Materials Schedule (August 2023), Photographic Record (August 2023)

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

AD-01 (P-01), AD-02 (P-01), AD-03 (P-01), AD-04 (P-02), AD-06.1 (P-01), AD-06.2 (P-01), AD-08 (P-01), AD-10 (P-02), AD-11 (P-01), AD-12 (P-01), EL-01 (P-00), EL-02 (P-00), EL-03 (P-00), EL-04 (P-00), PA-01 (P-02), PA-02 (P-02), PA-03 (P-02), PA-04 (P-03), PA-05 (P-02), PA-06 (P-02)

PLP-01 (P-01), EX-01 (P-01), EX-02 (P-01), EX-03 (P-01), EX-04 (P-01), EX-05 (P-01), EX-06 (P-01)

Location Plan, Sequence of works document Heritage Appraisal (September 2023), Materials Schedule (August 2023), Photographic Record (August 2023)

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the single storey rear extension approved under 2023/3662/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

- 5 The green roof hereby approved shall be fully installed on the building in accordance with the approved details prior to first occupation of the rear extension, and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

Informative(s):

## 1 Reasons for granting permission.

The property is a Grade II listed, semi-detached Villa within the Eton Conservation Area. Following a site visit it was confirmed that the property appears to have been neglected for a considerable amount of time and is in a poor state.

The rear extension, apart from the small increase in width, matches the existing extension in scale providing an appropriately sized extension in relation to main dwelling house. The green roof, sliding aluminium doors and concrete blockwork which the extension is made out of complements the existing ashlar on the main house and provides a contemporary but sympathetic approach.

The lean-to side return and raised wall will not be seen from the street and due to its height and lower ground floor location, does not impact on the gaps between no.9 and no.8. The glass roof means that it will be read as a new but lighter addition in the context of the listed building and, along with its appropriate scale, will not impact the significance of the listed building.

The replacement of the dormers, slightly increasing in depth, is supported by the Council; the scale is only increasing slightly and will still be read similar in the context of the roof plane. The materials are like for like and therefore overall, this change is acceptable.

All existing double-glazed windows to rear and side elevation to be replaced only with double-glazed painted timber windows to match like for like the existing windows, unless noted otherwise. New windows will include structural glazing bars and will match the thickness of the existing windows.

The replacement of the hard standing in the garden with grass is welcome and is a positive enhancement for the site and setting for the listed building. The small bin store to the front is acceptable in scale and does not impact on the character of the building.

Overall the proposal does not impact on the setting of nearby listed buildings or the significance of no.9 and preserves the character of the Conservation area.

## 2 Special attention has been paid to the desirability of preserving the character and appearance of the Conservation Area, and the listed building, its setting, and its features of special architectural or historic interest, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In terms of amenity the rebuilding of the side dormers and the proposed rear extension are both very similar to or in fact the same as the footprint of the existing structures. Therefore they would not have a harmful impact on amenity. The side lean-to extension is directly next to a flank wall with no windows and therefore no unreasonable impacts on amenity will occur here either. A condition will be placed on the application to ensure the extension's roof will not be used as a terrace address potential overlooking.

The introduction of the green roof is also supported, softening the impact of the

extension and providing biodiversity benefits. The substrate, maintenance details and species mix are all acceptable and in line with the information provided in the energy and efficiency CPG. Therefore a condition does not need to be placed on the application for further details.

No objections have been received prior to making this decision, Following amendments to the scheme Eton CAAC have removed their objection from the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, CC1, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 5 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](http://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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-householder-planning-decision.](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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer