

Application ref: 2023/4550/L
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XUL Architecture
33 Belsize Lane
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NW3 5AS
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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, minor rear garden landscaping, internal alterations to the existing layout, installation of modern services and sanitary fittings.

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 Listed Building Consent 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:

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: 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.

Informative(s):

- 1 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.

All internal doors are to be refurbished and re-used. New doors are to match existing detailing. The applicant has demonstrated that the first floor wall does not contain diagonal structural elements and therefore a new doorway here is accepted subject to reinstatement of lath and plaster as per the "sequence of works" document.

Where lime plaster/lath and lime plaster is present it be retained and where necessary repaired like for like which is supported by the Council

Special regard 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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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.

- 4 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 the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer