

Application ref: 2025/0777/L
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Brian O'Reilly Architects
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
7 Provost Road
London
NW3 4ST

Proposal:

[Amendments to 2023/3198/L] 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 B, 556-102-P REV A, 556-103-P REV A, 556-200-P REV B, 556-201-P REV B, 556-300-P REV A

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:

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 B, 556-102-P REV A, 556-103-P REV A, 556-200-P REV B, 556-201-P REV B, 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 excluding those on the dormer (including jambs, head and cill) and external doors

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 The new dormer windows shall be carried out in accordance with the details submitted and approved under ref. 2024/0542/L dated 15/05/2024.

The repair of the render and the windows shall be carried out in accordance with the details submitted and approved under ref. 2024/0206/L dated 19/03/2024.

The new railings shall be carried out in accordance with the details submitted and approved under 2025/0771/L dated 03/04/2025.

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 Reasons for granting consent:

This application follows on from a previous approval for listed building consent (ref 2023/3198/L dated 30/11/2023) for a single storey rear extension, replacement side conservatory, enlargement of dormers, redecoration of facades, new front steps, new front boundary railings and alterations to the front lightwell. The internal changes involved the removal of partitions and doors at lower ground and second floors, and new doors and bathroom at ground and first floors.

This new application seeks to make some minor changes to the height of the side conservatory, the front railings, changes to the fenestration to the rear including the retention of an existing window and the alterations to the rear elevation of the approved extension.

To the front, the changes would involve extending the approved railings along the front boundary wall, which would match the appearance of the approved railings and would be in keeping with the appearance of railings found along the street. The height of the approved side conservatory would also increase however, the structure would remain set back from the front elevation and would still maintain subservience to the host property.

To the rear elevation, the fenestration on the approved extension at lower ground floor would be altered and would incorporate slightly more glazing however the footprint of the extension would remain as approved. The layout of the green roof and rooflight on the extension would also be altered however the changes would be minimal. An existing window would be retained, in place of new doors which were previously approved, and the retention of the window is welcomed. Although the height of the side conservatory extension would be increased, this change would not significantly impact on the appearance of the rear elevation. The side conservatory would consist of a mono-pitched roof and the height, when measured to the roof ridge, would be increased from 2.5m as approved to 2.7m which, in the context of the host property, is a minor alteration that would not detract from the appearance of the property.

Internally, an existing window would be lowered to allow for doors into the side conservatory at lower ground floor. This would be a minor alteration, and the existing window is not original and the change therefore would not impact on historic fabric.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest.

No objections have been received prior to making this decision. A comment was received from the Eton CAAC concerning the height of the side extension which has been responded to in an associated consultation summary report. 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 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 2024.

- 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.

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. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer