

Delegated Report		Analysis sheet		Expiry Date:		14/09/2012	
(Members Briefing)				Consultation Expiry Date:		16/09/2012	
Officer				Application Number(s)			
Craig Raybould				1) 2012/3931/P 2) 2012/3933/L			
Application Address				Drawing Numbers			
12 Provost Road London NW3 4ST				Refer to decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Erection of two side (west elevation) dormer roof extensions, replacement lower ground rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3); 2) Internal and external alterations in association with the erection of two side (west elevation) dormer roof extensions, replacement lower ground rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3);							
Recommendation(s):		1) Grant planning permission 2) Grant listed building consent					
Application Type:		1) Full Planning permission 2) Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	01	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A press notice was placed in the Ham & High Newspaper from 16/08/2012 to 06/09/2012. A site notice was displayed from 13/08/2012 to 03/09/2012. Consultation responses A letter was received from the occupier of No. 13 Provost Road, objecting to the application on the following grounds: - The proposed glass canopy mounted on the party wall between nos. 12 & 13 may affect the structural integrity of the wall (see para 2.6); - The Ash tree that is proposed to be felled in the rear garden provides privacy between the properties and should be pruned rather than felled (see para 2.16-17).					
CAAC/Local groups comments:		The Eton Villas CAAC responded confirming they have no objections to the proposals.					

Site Description

The application site is a 3 storey (plus attic) semi detached villa located mid-way along Provost Road, opposite the junction with Eton Villas. The property forms part of a series of 7 pairs which are Grade II listed as a group. The buildings, constructed c1844 consist of a painted stucco finish, slated gable roofs, many of which have dormers. Unusually, no. 12 Provost Road does not have dormer extensions. The property has a central long slab chimney stack, overhanging eaves and central timber framed 6-over-6 pane sash windows on the front elevation, with a further recessed window over the entrance bay. All windows have decorative pilasters and cornicing. All pairs of building, including no. 12/13 have 3-light attic windows. The interior of the building retains some of its historic plan form, doors and fireplaces.

The property is located within the Eton Conservation Area.

Relevant History

LE9901040 – Listed building consent was granted on 21/03/2000 for works comprising the erection of a single storey conservatory at rear lower ground, insert glazed panel to lower ground rear flank elevation and internal alterations, repairs and insertion of 4 roof lights.

LEX0000410 – Consent was granted for the approval of details pursuant to condition 3 (detailed drawings / samples of materials for the conservatory, glazed panel to flank elevation, render, lower ground floor French doors and product information for lighting) of planning permission dated 21/03/2000 (Ref.No. LE9901040/R1) for the erection of a single storey rear conservatory extension and internal and external alterations.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)
CS6 (Providing quality homes)
CS11 (Promoting sustainable and efficient travel)
CS14 (Promoting high quality places and conserving our heritage)
CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)
CS18 (Dealing with our waste and recycling)
DP20 (Movement of goods and materials)
DP22 (Promoting sustainable design and construction)
DP23 (Water)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
DP27 (Basements and lightwells)

Camden Planning Guidance 2011

CPG1 (Design)
CPG3 (Sustainability)
CPG4 (Basements and lightwells)
CPG6 (Amenity)

Eton Conservation Area Statement (2002)

The London Plan (2011)

The NPPF 2011

Assessment

1. Proposals

1.1 The application proposes a variety of alterations to this single family dwellinghouse:

- Internal alterations to all floors;
- The erection of two dormer extensions at roof level with photovoltaic panels on their roof surface;
- The installation of two skylights at roof level;
- The replacement of a window on the side elevation at lower ground floor level with a door;
- The enlargement of the existing glazed side panel at lower ground floor level;
- Excavation of the lower ground floor level and part of the rear garden by 0.5m;
- Installation of rainwater harvesting system in rear garden;
- The replacement of the existing rear ground floor level conservatory with a fully glazed extension measuring 4.5m(w) x 4m(L) x 2.5m(h);
- Straightening of the 'bowed' front dwarf boundary wall;

- Erection of a timber recycling store in the front;
- Installation of a new cobbled path in the front garden;
- Works to the rear garden comprising new covered cycle store, landscaping, installation of glass sculpture and erection of storage shed;
- Replacement of 2 no. trees in the rear garden.

The key planning and listed building considerations are design; amenity; excavation works; trees / landscaping; and transport.

2. Analysis

Design

External Alterations

2.1 It is proposed to rebuild the front boundary in order to straighten its plan form to match the pavement line. The wall would be of the same height and finished appearance as the existing wall. The works would not affect the appearance of the building, the setting of the listed building or the character and appearance of the CA. The original materials should be salvaged and re-used in the construction of the new wall and rendered to match the rest of the wall in order to preserve the integrity and historic fabric and integrity of the structure.

2.2 A timber waste and recycling chest is proposed against the party wall to no. 11 measuring approx. 1.6m (L) x 0.5m (w) x 0.8m (h). The chest will be accessed via a new cobbled pathway through the front garden. The works are considered to be discreet and have minimal impact on the appearance or setting of the main building.

2.3 It is proposed to replace the existing rear ground floor level extension with a new extension measuring 18sqm in area, 2.5m in height to the eaves and set in approx. 0.6m from the boundary with no. 13. The extension would be fully glazed with sliding doors providing access to the rear garden. The extension is of a simple lightweight design with a metal frame. Whilst intrinsically modern in appearance, the fully glazed, transparent nature of the extension is considered to have a minimal affect on the architectural form and historic interest of the building. The extension accords with policies CS14, DP24 and DP25 and is considered acceptable in listed building and planning terms.

2.4 Two dormer windows are proposed on the western roof plane in a symmetrical position to those already in place at the adjoining property - no. 11. The dormers measure approx. 3.5m each in width and stand 1.5m in height at their highest point. They consist of 4 windows each, comprising 6 glazed panels. The dormers would be covered in traditional lead panels and include a single skylight and 2 no. flat plate solar panels sitting flush with the roof line. All other properties in this group of buildings have implemented dormer extensions and the introduction of dormers at no. 12 contributes towards uniting the group and creating a sense of uniformity in the roof line. The proposed skylights and solar panels, sitting flush with the roof would not be visible from the street. It is suggested that the window details be conditioned to ensure that the type and style of window is appropriate for this Grade II listed building. Subject to the submission of these details, the proposed dormers comply with policies CS14, DP24 and DP25 and are considered to uphold the architectural form and appearance of this listed building.

2.5 Two additional skylights are proposed flush to the main roof. These have been reduced in size following negotiation with the applicant at pre-application stage and are considered acceptable in design terms.

2.6 It is proposed to replace the existing ground floor level corrugated canopy with a glazed canopy of similar proportions and replace the existing casement window with a new 4 panel door. The works will be confined to the flank, tucked behind the boundary wall with no. 13. As a result they would have a minimal impact on the appearance of the building and are not considered to affect its historic interest. An objection has been raised on the grounds that the proposed glass canopy could affect the structural stability of the party wall between nos. 12 and 13. It is not considered that this issue could not be overcome if the wall was found to be structurally unstable and these matters would normally be dealt with by a Party Wall surveyor. It is therefore not considered that this objection can be sustained.

Internal alterations

2.6 The lower ground floor level is proposed to be excavated by 0.5m. This element of the scheme is dealt with in paras 2.11 – 2.15 below. The internal plan form would be altered to create a larger WC underneath the front entrance, the removal of the storage cupboard in the main room and the removal of the partition separating the hallway from the rear extension. The double doors would be removed from the rear elevation to create a more open-plan form continuing from the front of the house into the proposed rear extension. It is proposed to finish the floor in stone, although the type and design have not been specified. Details of such can be requested via condition. An assessment of the heritage significance of the building has been submitted by the applicant and

assessing the proposals against this confirms that the original plan form would be retained. The proposed alterations comprise the removal of non-original partition walls and features with no historic interest. The works are therefore considered acceptable in listed building terms.

2.7 The proposed ground floor layout retains the general plan form in this part of the building to what would, originally, have been the principle rooms of the house. The partition between the front and back rooms remains in place. New frosted glass partitions are proposed in the rear 'en suite' area to accommodate a WC and shower. The existing downstairs WC and storage area to the rear of the hallway are proposed to be opened up to create a single storage/washroom accessed via a glass door. The proposals are considered an acceptable means by which to partition off the proposed facilities without adversely affecting plan form.

2.8 The first floor retains its original plan form except for the blocking up of the doorway between the rear room and the bathroom and the removal of the remnants of the partition wall between the front and rear room. The majority of the plan form of significance would therefore remain intact. Where the door to the bathroom has been sealed closed, it is proposed to be plastered and tiled on the bathroom side. The original door would be kept, sealed closed, on the bedroom side to retain its historic presence.

2.9 The size and proportions of the rooms at second floor level would be increased with the inclusion of the 2 no. dormer windows on the western aspect. 2 no. new WC s and 2 no. new storage cupboards would be installed, one each in the north and south aspect. The works are not considered to negatively affect the special interest of the building.

2.10 Taken as a whole, the internal works retain the historic plan form of the building and altar sections of the building that have been identified as being of low or neutral heritage significance. The works are therefore considered acceptable in listed building terms.

Excavation works

2.11 It is proposed to excavate the lower ground floor level within the footprint of the existing building, rear extension and 2m into the rear garden to a depth of 0.5m. The purpose of the excavation is to increase the headroom of the lower ground floor level living space from 2.3m to 2.8m in height. An underground rainwater harvesting tank and pump is also proposed in the rear garden.

2.12 A Basement Impact Assessment carried out by CTP has been submitted which assesses the impact of the proposed excavation against the guidelines set out in adopted CPG4 and the Arup study – "Camden geological, hydrogeological and hydrological study – Guidance for subterranean development" (Nov 2010). The Screening Process confirms that the excavation would have no adverse affect on surface flow and flooding or subterranean (groundwater) flow. The Screening Process did however identify potential issues in respect of the following:

- 1a. The property is located in an area where London Clay is the shallowest strata on site. London Clay is the most prone to subsidence and heave; and
- 2a. Two trees are proposed to be felled. Where London Clay is the shallow strata, this can lead to the gradual swelling of the ground until it reaches its new level. This may reduce soil strength, affecting stability.

2.13 The Scoping Process of the BIA confirms that the following measures will be taken to address the issues identified above:

- 1b. The underpinned foundations will extend approximately 1.25m below the external garden level. This is below the level where seasonal variation is considered to affect the moisture content of the clay and is in accordance with influence depths stated in the NHBC standards;
- 2b. The removal of the ash and pear tree would not affect stability as the underpinned foundations at the rear of the building would be approximately 1.5m below the ground level where the trees are currently sited. This accords with NHBC regulations which requires a minimum 1m depth.

2.14 Although not necessarily required (owing to the BIA answers associated with surface and subterranean flow) the provision of a rainwater harvesting tank is also welcomed in principle in assisting with any future surface or subterranean water run-off.

2.15 The excavation is relatively minor in nature and having regard to the information provided in the BIA, it is considered that the proposals would not have an adverse impact on the built or natural environment, flooding, ground stability or the amenity of neighbouring properties. This complies with Policy DP27.

Trees / Landscaping

2.16 The proposals including the felling of a mature Ash and Pear tree in the rear garden. The pear tree is in a

poor condition and unsuitable for retention. The Ash tree is not considered to be of significance and has several structural defects and poor form due to previous pruning. On this basis their felling is considered to be acceptable. A replacement tree is required and a condition is recommended requiring details of this tree and ensuring that it is planted.

2.17 Landscaping works are proposed to the rear garden consisting of the removal of the existing curved dwarf wall and related drainage systems, including the existing cobbled path. None of these features are original or have any historical or aesthetic merit that would warrant their retention. It is proposed to install a rainwater harvesting tank and pump below surface level to recycle grey water, a glass sculpture to the rear of the garden, a bicycle store measuring 1.3m (d) x 2m (L) x 1.4m (h) that would be integrated into the overall landscaping of the garden and a shed measuring 1.0m (d) x 2.2m (w) x 2.3m (h) that would be screened by a living wall. With the exception of the glass sculpture, the landscaping proposals are considered to be of a typically domestic design and do not raise any planning concerns. Owing to its setting back at the rear of the garden and its transparent glass appearance, the proposed glass sculpture is not considered to affect the setting of the listed building or the amenity of neighbouring properties. The proposals comply with policies CS14, DP24 and DP25 and with the addition of grey water harvesting system and inclusion of a living wall, would improve the sustainability credentials of the building in accordance with policy DP22.

Amenity

2.18 The key amenity concern is any invasion of privacy between the proposed dormer windows and those at no. 13 which would face directly towards each at a distance of approximately 10m. There would be a degree of loss of existing levels of privacy for no. 13, however, the separation distances between the two, reflect those in the rest of the street and are not considered to cause such significant a loss of privacy that obscure glazing would be necessary.

2.19 Owing to its setting back from the boundary with no. 13 and the slight change in ground levels proposed (<0.5m) the proposed rear extension would not give rise to any undue invasion of privacy or introduce any unacceptable sense of overbearing or overshadowing.

2.19 The glazed canopy on the flank elevation sits in a similar position to that which exists at present and is not expected to give rise to any additional sense of overshadowing or overbearing.

2.20 The proposals comply with policies CS5 and DP26 and are not expected to give rise to any undue significant amenity concerns.

Transport

2.21 Owing to the relatively minor extent of the excavation works required and the existing on-street vehicle access, it is not considered that a Construction Management Plan would be necessary for the works.

3. Conclusion

3.1 The proposed dormers, rear extension and glazed side canopy are sympathetic to the host building and are would not harm the historic or architectural interest of the building. The dormers in particular would assist in uniting this group of buildings and preserve and enhance the character and appearance of the Eton Conservation Area. The works to the front garden are subtle and would improve the setting of the listed building. The works comply with policies CS14, DP22, DP24 and DP25 and are considered acceptable in planning terms and listed building terms.

3.2 The proposals are not considered to have any undue negative affect on the amenity of neighbouring properties, in accordance with policies CS5 and DP26.

3.3 The proposed internal works and subject to conditions regarding the submission of details of floor materials and window details, will only affect parts of the building of low or neutral historic significance. The works accord with policy DP25.

3.4 The proposed excavation works meet with the Council's guidance in respect of basements and are not considered to have an adverse affect on the built or natural environment, flooding, ground stability or the amenity of neighbouring properties. This complies with Policy DP27.

4. Recommendation

4.1 For the above reasons it is recommended that planning permission and listed building be granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15th October 2012. For further information please click [here](#).