

Delegated Report		Analysis sheet		Expiry Date:		08/12/2010	
		N/A / attached		Consultation Expiry Date:		08.12.2010	
Officer				Application Number(s)			
Tina Garratt				2010/5896/L			
Application Address				Drawing Numbers			
8 Provost Road London NW3 4ST				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Internal alterations to ground floor level inc. removal of WC, surrounding partition walls, adjacent closet and high level storage units to dwelling (Class C3).							
Recommendation(s):		Granted listed building consent					
Application Type:		Listed Building Consent (Demolition)					
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
				No. electronic	00		
Summary of consultation responses:		No consultations required					
CAAC/Local groups* comments: *Please Specify		No consultations required					

Site Description

A 4-storey semi-detached property situated on the south side of Provost Road in the middle of a group of 7 pairs of semi-detached villas opposite the junction with Eton Villas. The property dates from circa 1844 (by John Shaw) and is part of a wider composition of seven pairs of semi detached villas with the gables facing onto the street.

The property is grade II listed. It is within Eton Conservation Area.

Relevant History

- May 2010 – PP and LBC granted for the erection of a ground floor rear extension and demolition of existing conservatory to existing house (2010/1379/P & 2010/1381/L)
- February 2008 – C of L (Existing) granted - Erection of two dormer windows in side roofslope and single-storey conservatory at rear lower ground floor level; ref. 2007/6431/P
- February 2008 – **Refuse** – Warning Enf. Action - Works associated with an application for a Certificate of lawfulness for the retention of alterations made to the windows and doors of the ground floor conservatory; ref. 2008/0042/L
- November 1996 – **Refuse** PP - Retention (with modifications) of existing dormer windows at second floor (roof level); ref. 9400711 – [*Original app. 1994, decision 1996, allowed on appeal 1997*]
- November 1990 – PP granted - Change of use and works of conversion to provide a self contained dwelling unit in the basement and a maisonette on the ground first and second floors; ref. 9005257.
- November 1990 – LBC granted - Remove an internal staircase between ground floor and basement in connection with the formation of a basement flat; ref. 9070871.

Relevant policies

LDF Core Strategy and Development Policies

- CS14 – Promoting High Quality Places
- DP24 – Securing high quality design
- DP25 – Conserving Camden’s heritage / conservation areas

Assessment

The agents, Belsize Architects, carried out pre-application consultations with Caroline Carr and received a positive response which has resulted in the current application submission. The applicants are seeking to remove a wall, bathroom fixtures and high level storage at the rear of the hallway at ground floor level where there is a currently a WC. It appears that the fabric proposals for removal are all later additions and that the original floor plan was originally one large landing area.

The removal of the wall would not result in the loss of any historic fabric and would restore the original floor plan. It is now known whether any original cornice, dado rail or skirting survive behind the suspended ceilings and bathroom fixtures but if they do they will be uncovered and refurbished. If none survive those which survive within the hallway will be replicated.

None of the proposals affect the special interest of the listed building and on that basis listed building consent should be granted.

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