

Delegated Report		Analysis sheet		Expiry Date:		25/05/2010	
		N/A / attached		Consultation Expiry Date:		3/5/2010	
Officer				Application Number(s)			
Hugh Miller				A: 2010/1379/P B: 2010/1381/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)							
A: 2010/1379/P - Erection of ground floor rear extension, following demolition of existing conservatory to existing house (Class C3).							
B: Works in association with the demolition of existing conservatory, and erection of ground floor rear extension to single dwelling house (Class C3).							
Recommendation(s):		Grant planning permission : A: 2010/1379/P Grant Listed Building consent B: 2010/1381/L					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	02	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 9/4/2010, expires 30/4/2010. No response.					
CAAC/Local groups* comments: *Please Specify		Eton Villas CAAC: no response					

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 C.A.

Relevant History

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

RUDP: 2006

SD6 –Amenity for occupiers and neighbours

B1 –General design principles

B3-Alterations & extensions

B7-Conservation areas

B6-Listed buildings

CPG 2006:

Section 19: Extensions, alterations and conservatories.

Eton Conservation Area Statement:

Draft LDF Core Strategy

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage. The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving heritage / conservation areas

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage / conservation areas

DP26 - Managing the impact of development on occupiers and neighbours

Assessment

The application proposes:

- Erection of single storey rear extension at ground floor level, following demolition of existing conservatory to existing house (Class C3), plus internal works in association with this.

Background

This application follows a refused application (2008/0042/L) and warning of Enforcement action in 2008 for the demolition of double doors connecting the main building to the conservatory and the replacement of an approved conservatory extension with one of a different design, height and use of uPVC materials.

The Listed building Enforcement notice required the applicant to reinstate the double doors connecting the main building with the conservatory and to take down the unauthorised conservatory. The applicant now wishes to rebuild the conservatory to a new design.

Following extensive discussions between the owners of the property and Camden officers, the current application was submitted. The application seeks the replacement of the existing conservatory with a new contemporary designed conservatory that complements the age and appearance of the building. This current application has been the subject of pre-application discussions with Officers, and the application has accordingly been amended to reflect officers concerns.

Design

The proposed replacement extension takes a modern idiom, and is constructed of full height glazing on 2 sides with a timber clad roof to an asymmetrical plan. It would be set well below the ground floor window sill (which the existing conservatory clumsily abutted), and because its depth is narrower and its height is lower than the existing UPVC conservatory, it fits more sensitively onto the listed building. The current conservatory is approx 3.5m long 4.5m wide while the proposed extension is approx 4.5m long and 4m wide; the proposed extension would have a larger floor area, 16.45sqm when compared with the existing 13.86sqm, but would be asymmetrically shaped by slanting to a narrower rear end; the resultant effect is a more lightweight and more fully glazed extension which allows more of the rear elevation of the host building to be viewed from the rear garden. This view is framed by an unusual beam frame structure spanning the remaining width of the garden.

The design of the conservatory is anchored into its setting by use of this framed section of timber clad structural beam which reaches to the full width of the garden. The beam is considered important to balance the overall design of what is proposed; however this does not set the precedent for infilling the open space it delineates, because the footprint and form of the proposed extension is the maximum that can be sustained here without harming the character of the listed building. Overall, the clean, simple contemporary design of the proposed conservatory and associated landscaping is considered appropriate in the context of a classical Georgian building which itself displays similarly simple, well proportioned, design characteristics. The materials (glass and timber clad steel framework, timber decked roof) are acceptable. It is considered to preserve the character and appearance of the conservation area.

It is noted that the design of the proposed conservatory uses overtly modern materials and takes a strong geometric form and as a consequence, the reinstatement of double doors connecting the main building to the existing conservatory has been omitted from the proposed scheme. However no historic fabric is to be lost and nibs have been retained on either side of the opening so that the original rear wall and the plan form remain legible at this level. As the proportions and character of the rear basement room remain intact without reinstatement of the double doors, it is considered that in this case the exclusion of doors from the scheme is acceptable.

On-site investigation confirms that there are no uniform rear extensions in this terrace and therefore, the proposed extension in this location and setting would be unobtrusive and is unlikely to have any impact on the appearance of the host building or its historic fabric. The proposed extension unlike the existing would **a)** complement the design, form, proportions and character of the host building and its setting, **b)** be subordinate to the original building in terms of its location, size, scale and proportions and, **c)** preserve the character and appearance of the conservation area.

Internal alterations

Lower ground

In keeping with officers' comments, the revised proposed lower ground floor plans show that the chimney breast in the rear room (kitchen) would be retained as it is an important historic feature which is part of the special interest of the listed building.

First floor

Proposed changes to first floor level are minor in nature [retain door to bathroom fixed shut and in situ, replace bathroom as wardrobe, new door to link bedroom with bathroom and replace bedroom with a new bathroom]. These alterations are considered satisfactory as they would not have any impact on the buildings historic fabric. Additionally, the proposed alterations are considered satisfactory as the service routes will match existing and there would be no loss of historic fabric these are not considered contentious.

Neighbour amenity

The existing brick common boundary with timber trellis and shrubbery abut the existing conservatory extension. The extension would be approx 1m longer and slightly higher at its rear end due to the use of flat roof rather than sloping one. It is not considered that this increase in the depth of the proposed extension would cause harm to occupiers at no.7 in terms of loss of daylight, sunlight and outlook; although the basic 45 degree light angle test is not respected, the increased depth is unlikely to cause additional serious loss of light, because this latter property has an open outlook across its rear garden and across its other side adjoining no 6.

Recommendation: Grant planning permission & Listed building consent.

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