

Delegated Report		Analysis sheet		Expiry Date:		16/03/2010	
		N/A / attached		Consultation Expiry Date:		17/02/2010	
Officer				Application Number(s)			
Hugh Miller				2010/0074/L			
Application Address				Drawing Numbers			
13 Provost Road London NW3 4ST				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal and external alterations including the replacement and enlargement of windows at front, side and rear elevations, creation of new entrance to rear and replacement of dormer windows; plus relocation and replacement of rain water goods and erection of new bike store at rear lower ground level of single dwelling house (Class C3).							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	03	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed 27/01/2010, expires 17/02/2010. No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Eton Villas CAAC:</u> No objection.					
Site Description							
A 4-storey semi-detached property situated on the south side of Provost Road opposite the junction with Eton Villas. The property dates from circa 1844 (by John Shaw) it 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							
None.							

Relevant policies

RUDP: 2006

B1 – General design principles
B3 – Alterations and extensions
B7 - Conservation areas
B6 - Listed buildings

Eton Conservation Area Statement: Materials and Maintenance

ET14, ET15, ET16, ET17 and ET18.

Assessment

Preamble

Generally, the application building remains largely unimpaired by alterations or extensions. Some of the proposed alterations are aimed at reinstating fabric damaged or removed and also replacement and made good fabric that requires general refurbishment.

This elevation is largely unaltered by the proposals. The proposed cycle store has been relocated to the rear garden. *The bike shed relocation together with the single-family status of the dwellinghouse has meant that planning permission is not required for the external alterations, which are permitted development by virtue of Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995. Therefore, the planning application will be withdrawn.*

The main issues concern 1] the impact on the appearance of the building 2] the impact on the character and appearance of the conservation area.

The application proposes the following:

- Internal and external alterations including the replacement and enlargement of windows at front, side and rear elevations, creation of new entrance to rear and replacement of dormer windows; plus relocation and replacement of rain water goods and erection of new bike store at rear lower ground level of single dwelling house (Class C3).

Design

External alterations

Front elevation/window

The first floor window (above entrance) would be replaced with a new timber framed sash window similar to the original and painted to match the existing. The glazing to this window (first floor bathroom) would be sandblasted to make it obscured. An inspection of this glass showed that it is not of historic interest and therefore there is no objection to this proposal which would have a minimal impact and could be easily reversed in the future.

Side elevation/ window

There is a non original window which it is proposed to replace with a timber framed sash painted finish to match existing. It is noted that this is proposed to be double glazed, however it should be single glazed to match the rest in the building. The applicant has confirmed in an email dated 16/3/2010 that a “*slimglazed*” glazed fitting would be used in this location. The Council considers this to be acceptable. A condition would be attached to any permission granted requiring further details of this window to be submitted.

Roof level dormer window

At roof level there are a two dormer windows, a feature which occurs on most of the buildings in the

group. It is unlikely that these are original although they are not recent additions to the building. The windows are single paned casements and their replacement is considered acceptable. The introduction of double glazing into a non-original dormer which features no glazing bars is considered acceptable.

A small non original rooflight is to be replaced but this is not considered to be controversial in principle. Having checked the manufacturer's specification it appears that the new rooflight would project significantly above the roof slope, it should be amended to a conservation rooflight with a flush finish to the roof. A condition would be attached to any permission granted requiring a conservation rooflight to be installed.

Rear elevation

It is proposed to lower the cill and replace the window at first floor level. From an inspection of the neighbouring properties it appears as if this window has been reduced in size previously and this proposal simply restores it back to its original size. This is considered acceptable as it would not harm the appearance of the listed building.

At upper ground floor level, it is proposed to enlarge the window to the bathroom. However, from observations of the neighbouring properties, it appears as if this is the original size of the window and it is appropriate to the size of room behind and the subservience of this space to the overall façade. Whilst there is no objection to the window being replaced with a more appropriate sash design, the size and location should remain the same.

At basement/lower ground level it is proposed to install two sets of French doors, one to replace an existing set and another to replace a window. Neither of the existing French doors or window are original features so there would be no loss of original fabric. It is not unusual to see French doors leading onto garden areas and at basement level there is less uniformity within the group due to alterations and extensions which have occurred at neighbouring properties. There is no objection in principle to the French doors although they are considered to look rather bland in relation to the glazing pattern of the windows above, therefore glazing bars should be introduced to tie this element in with the rest of the fenestration on the building. The applicant has confirmed in an email dated 16/3/2010 to a) provide glazing bars to match existing windows and b) to use timber framed glazed doors as replacement for powder coated aluminium frame to both sets of French doors. This is considered to be satisfactory.

Cycle storage

The proposed powder coated galvanised steel cycle storage unit would be located at the rear, east side adjacent to the common boundary wall. This location to the rear of the building is considered to be appropriate as it would not result in a prominent form of development and therefore would have less impact on the character and appearance of the listed dwellinghouse.

Amenity

There are no amenity issues associated with the proposed alterations.

Internal alterations

Internal works

Generally the interior of the building remains largely unaltered and retains most of its original features.

On the third floor a small WC is to be installed. Although this diminishes the room proportions it is not to such an extent that it would be considered harmful, especially as this is only an attic room with minimal ornamentation. It is also proposed to install fireplace which is welcomed as the previous one has been removed in and the opening infilled. A sample of the grate was available at the site visit but a surround has not been decided on. Under the circumstances therefore, it is considered that a

condition requiring further details of the surround to this effect.

Very little is proposed on the second floor other than the enlargement of a cupboard opening in the rear bedroom (under the attic stairs). This does not alter the proportions of the room or interfere with any feature of note and is considered acceptable. The bathroom door will be fixed shut as it would not be used; however this could be easily reversed in future and is therefore satisfactory.

The majority of the alterations are proposed at lower ground/ basement level. Under the entrance steps is a small storage space which probably served as a coal vault. It is proposed to convert this area into a utility room and would involve minimal alterations. Although a boiler flue would project out of the building at the side due to the lower ground level at this point it would be largely invisible and is acceptable.

Between the front and rear rooms it is proposed to insert an opening to connect these spaces. This would be made through some storage cupboards which appear to be original and are an interesting reminder of the domestic arrangement of this floor. The shelving is constructed from timber and, it is not clear if these have been replaced as they may have been originally stone. Nevertheless, the proposed opening is small in size and allows the retention of two of the stores resulting in minimal historic fabric being removed/ damaged. The original floor plan would still be clearly evident and it is noted that larger openings have been permitted in neighbouring buildings in the same location. Under the circumstances and in this context, the proposal is considered acceptable.

Of greater concern is the total removal of the original dividing wall between the rear rooms. Whilst this creates a more usable space some semblance should be left of the original layout, for this reason a downstand beam and wall nibs should remain and a condition is attached to this effect.

The opening in the rear chimney breast is to be raised to accommodate a cooker. The opening here features a large plain surround and it is suspected that there was originally a range in this location. The simple surround should be retained and extended upwards also.

Conclusion

The proposed alterations would not harm the character of the listed building or its special architectural or historic interest and is therefore considered satisfactory.

Recommendation: Grant listed building consent.

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