

Mr Marty McColl
Studio Mackereth
7b St Pancras Way
London
NW1 0PB

Application Ref: **2015/1896/P**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

24 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Provost Road
London
NW3 4ST

Proposal:
Installation of double glazed metal framed window within new opening at ground floor level to south elevation and installation of 2 stainless steel flues within roof slope.
Drawing Nos: Site location plan; 022-PL02 Rev A, 022-PL03 Rev A, 022-PL04 Rev B, 021-PL05 Rev A, 021-PL07 Rev D; Proposed Flue Justification document dated 05/06/2015.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 022-PL02 Rev A, 022-PL03 Rev A, 022-PL04 Rev B, 021-PL05 Rev A, 021-PL07 Rev D; Proposed Flue Justification document dated 05/06/2015.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

4 Reasons for granting permission:

The proposal is to install a double-glazed window in a metal frame within a new opening at ground floor level to the south elevation and to install two stainless steel flues within the existing flat roof. The host property sits within the Eton conservation area.

The proposed window is to be installed within a modern part single, part two storey side and rear extension and will provide additional light to the property. Obscured glazing will aid privacy for both the host building and immediately neighbouring properties, and given the window's modest size and position at ground floor level on the south elevation, along with acceptable design and materials in keeping with the contemporary building, it is considered to be acceptable.

With regard to the installation of the stainless steel flues, it is noted that a previous approved application (2004/4290/P) proposed a single steel extract flue. However, a condition was placed on this permission requiring that it should be omitted from the scheme as it was considered to be unacceptable by virtue of being intrusive and creating unnecessary clutter. In light of this decision, and given that planning policies and the Eton Conservation Area Statement (adopted November 2002) have not changed since 2004 to the extent that a different conclusion would now be reached, it is necessary to consider whether any material changes have taken place that would allow these current proposals to be acceptable.

It is considered that two material changes have taken place that would now make these proposals acceptable. Firstly, the steel extract flue proposed in the previous application was 1.1m in height. The two steel extract flues now proposed are both 700mm in height. It is considered that this is a significant reduction in height so making the flues less visible and minimising the impact of the flues on the existing flat roof, and as such, would not harm the appearance of the existing building or the wider area.

Secondly, the site is bounded by a large wall and row of large mature trees along Provost Road and Eton Road such that the extension is not visible from the street.

It's difficult to know the full extent of natural growth of mature trees or plant growth in the interim period since 2004 when the previous decision was made, however, now that it's possible to see the completed side and rear extension, it's clear that a combination of the existing boundary wall and natural growth prevent views from the street to the extension itself, and hence, to the flues as proposed. The flues would also not be visible from Adelaide Road and, though they would be visible from within a small part of Beaumont Walk, the views would be partial and limited.

Given both the significant reduction in height and the reduced visibility of the proposed steel extract flues, it is considered that the flues would be less visible now than when the previous decision was taken, would not be an intrusive addition to the roof nor add unnecessary clutter, and as such, would not be harmful to either the host property, the wider streetscape, or the character and appearance of the Eton conservation area.

In terms of design, scale and materials to be used, it is also considered that the steel extract flues would not significantly alter the character or appearance of the modern extension or detract from the wider conservation area and would be acceptable.

There are no amenity concerns as a result of this proposal in terms of loss of privacy or loss of light.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation. Eton CAAC have no objection to the proposals.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment