

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2684/L	Diane May	5 Eton Villas London NW3 4SX	03/06/2016 18:14:02	OBJ	<p>Objection is raised to the proposal to regularise the unauthorised development at 12 Provost Road.</p> <p>12 Provost Road is a grade 2 listed building with basement, 2 floors and a shallow pitch roof. The buildings on Provost Road are, inter alia, listed for their group value. Prior to its recent development no. 12 was one of the few remaining roofs on Provost Road without dormer windows. In the past it was Camden's policy to restrict the introduction of dormer windows in the few remaining untouched roof profiles as evidenced by the Council's refusal to permit the introduction of dormer windows in the roof of 2 Provost Road. The Council's decision was upheld at appeal. Since 2012 clearly this policy has changed although it is unclear when.</p> <p>The original proposal included 'the erection of two new roof dormers to match the prevailing size of adjoining dormers' and details were later submitted that made great play of the fact that these new dormers would reflect the details of those at 4 Provost Road. It is quite clear that the dormer windows as implemented are considerably larger than those of its neighbours in Provost Road and are now dominant in the street scene undermining their listing for group value. The unauthorised work around the dormers alters the original profile (already larger than its neighbours) giving a much heavier appearance to its profile in the street scene. The justification for this as set out in the applicant's supporting submission is spurious and pure 'sophistry'. The applicant/architect claims to be 'a multiple award winning central London based practice' experienced in work to listed buildings and known for 'their sensitive approach'. There is little evidence of this in these proposals and the unauthorised work to a listed building that has taken place and which the applicant now seeks to regularise. The architect should be requested to revise the unauthorised work to the dormer windows to provide a 'sensitively designed' solution which avoids their overall increase in appearance in accordance with the Council's guidance and policies contained in the Eton Conservation Area Statement (ET28) and CPG 1 para 5.11.</p> <p>The application to regularise the unauthorised works, without alteration, should be rejected. This objection also applies to the accompanying Section 73 Application which seeks to vary the condition attached to the original planning permission.</p>