

Alison Houghton
Absolute Detail Ltd
Orchard House
Fern Lane
Little Marlow
SL7 3SD

Application Ref: **2016/5748/L**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

29 November 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
1 Provost Road
London
NW3 4ST

Proposal:

Replacement of existing rear elevation doors at lower ground floor level and window at ground floor level with door and installation of metal balcony/spiral staircase, external repairs and redecoration and hard and soft landscaping to front and rear gardens. Minor internal alterations including reinstatement of chimney breasts, fireplace surrounds and other internal decorative features at ground floor level. (Class C3).

Drawing Nos: 160901-001.1; 160901-001.2; 160901-001.3; 160901-001.4; 160901-002.1; 160901-002.2; 160901-002.3; 160901-003.1; 160901-003.2; 160901-004.1 REV B; 160901-004.2 REV B; 160901-004.3 REV B; 160901-005.2 REV B; 160901-005.3 REV B; 160901-009 REV B; 160901-0010.1 REV B; 160901-0010.2 REV B; 160901-0010.3 REV B; 160901-0010.4 REV B; 160901-0012.1 REV B; 160901-0012.2 REV B; 160901-0012.3 REV B; 160901-0012.4 REV B; 160901-0013.1 REV B; 160901-0013.2 REV B; Design and Access Statement (prepared by Absolute Detail LTD, dated 2016); Heritage Statement REV A (prepared by Absolute Detail LTC, dated 2016).

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



Conditions And Reasons:

- 1 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Samples and/or manufacturer's details of the external paint including details of paint colour
 - b) Plan, elevation and section drawings of all new external and internal doors at a minimum scale of 1:20 with typical moulding and architrave details at a scale of 1:1.
 - c) Plan, elevation and section drawings, showing proposed new fireplace surround within the ground floor front room at a scale of 1:20.
 - d) Details of the proposed treatment to the undulating floor at first and second floor levels, including 1:20 section drawings.
 - e) Samples and/or manufacturer's details of SVP materials.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reason for granting Listed Building Consent:

The proposal relates to the replacement of existing rear elevation doors and window at lower ground floor level with new doors, and window at ground floor level with door and associated installation of metal landing/spiral staircase, external repairs and redecoration and hard and soft landscaping to front and rear gardens. Minor internal alterations including reinstatement of chimney breasts, fireplace surrounds and other internal decorative features at ground floor level.

The alterations to the front elevation, in particular the addition of the wrought iron gates are considered to be acceptable and would not adversely impact on the special interest of the listed building or the character and appearance of the conservation area. The position of the proposed bin store behind the 1.8m hedge would not cause harm to the wider conservation area.

The minor harm caused to the listed building as a result of the proposed spiral staircase and the creation of the ground floor door access is considered acceptable

due to the fact that the application demonstrates clear heritage benefits through the delivery of enhancements elsewhere. In this instance, the applicant has achieved this through the reinstatement of the historic proportions of the existing doorway at Lower Ground level so that the opening aligns with the windows above and the installation of traditional timber framed French Doors in place of existing Crittall doors, which would appear more in keeping with the rest of the elevation. The reinstatement of other internal features will also result in an overall enhancement of the character of this listed building. Given that the minor harm has been offset by the reinstatement, the proposed alterations to the rear elevation are considered acceptable.

As a result of amendments submitted during the application process, the proposed internal works are considered to be acceptable and not to cause adverse harm the special interest of the listed building. In particular, the applicant has agreed to no alterations to partitioning under the staircase at first floor level; that the chimney breast will be retained at lower ground floor; no full height openings at ground and lower ground floor levels; no 'floating floor treatment' between first floor level and second floor level and that mechanical ventilation to the first floor and second floor ensuite/bathrooms would be connected to proprietary vent tiles to match the slate roof tiles and that the lower ground extract will use an existing airbrick on the flank elevation.

One comment has been raised by the Eton CAAC with regards to reducing the size of the existing dormers all other elements of the scheme considered to be acceptable. However, given that the proposal does not involve any works to the dormers it would not be reasonable to require this reduction. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2012.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Executive Director Supporting Communities