

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6486/P	Diane May	5 Eton Villas London NW3 4SX	28/12/2016 13:53:51	OBJ	<p>Objection to Proposed Development at 10 Provost Road, London NW3 REF: 2016/6486/P: 2016/6595/L</p> <p>I object to the above proposals for 10 Provost Road for two principal reasons</p> <ol style="list-style-type: none"> <li>1. The proposed replacement dormers are unacceptable. The proposed projection forward of the existing modest dormers will make them appear oversized in the street scene; dominate the roof line and invade the privacy of the occupiers of No.11 Provost Road.</li> <li>2. The proposed metal and glass box extension at the rear is inappropriate. It bears no relationship in terms of design and materials to the existing historic property.</li> </ol> <p>It is also not clear whether the proposed replacement side extension will be visible from the street and in the gap between the houses. The proposals are thus contrary to the guidelines established in the Eton Conservation Area Appraisal; the Council's Design Guidelines set out in CPG 1 and policies of the Development Plan.</p> <ol style="list-style-type: none"> <li>1. The proposed replacement dormers are unacceptable</li> </ol> <p>The buildings on Provost Road are primarily listed for their group value. Their symmetry lies in the architecture of the semi detached Victorian villas; the roof line with modest dormers that exist in the street scene and the gaps between the buildings which allow glimpses through to the rear.</p> <p>It is quite clear that the proposed dormer windows will be considerably larger than those of its neighbours in Provost Road and undermine their listing for group value. The applicant's Heritage Statement [paragraph 5.1.1] justifies the proposals on the basis that 'The dormers would be replaced to match those already installed on No.12 .....The formation of the dormer will therefore re-instate the symmetry of the pair.' This is a very spurious argument and very poor justification for the proposed dormers at No 10. The scale/profile of the dormers at number 12 is unauthorised and the Council is currently taking action to rectify the position. Similarly action has been taken by the Council to re-instate the roofline, dormers and interiors to Number 11 Provost Road following unlawful works of demolition.</p> <p>Few, if any of the dormers in Provost Road are symmetrical; they are however generally modest in appearance; sit politely in the slope of the roof without projecting harmfully into the street scene and are generally neighbourly in that their projection does not invade the privacy of its neighbours. The proposals for 10 Provost Road achieve none of these and will have a harmful impact on the character and appearance of the Conservation Area contrary to the guidance in</p> <ul style="list-style-type: none"> <li>• The Eton Conservation Area Appraisal: Alterations and Extensions to Existing Buildings;</li> <li>• Key messages contained in CPG 1 Design (para 5.11) and</li> <li>• Camden's Development Policies DP25 b)-Conserving Camden's Heritage; DP 25 f) with regard to 'harm to the special interest of the building' and DP 26 a) concerning 'visual privacy and overlooking'.</li> </ul> <ol style="list-style-type: none"> <li>2. The proposed metal and glass box extension at the rear is inappropriate</li> </ol>

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Section 3 of the applicant's Heritage Statement recognises that the "rear and return elevations of the buildings at 1-14 Provost Road' are also significant albeit 'less ornate' and 'make a more modest positive contribution to the character of the conservation area'. The proposed metal and glass box extension is quite out of keeping with the character and materials of the listed building to which it is attached. This is contrary to guidelines included in the Eton Conservation Area Statement which emphasises (p 23) that 'quality of design will be important. Normally this will mean paying careful attention to the scale of extensions.....and the use of materials'. Similarly Camden's Design guidance CPG1 - pages 26, 27 and 29 – advises 'wherever possible you should use materials that complement the colour and texture of the materials in the existing building' and that rear extensions 'should be designed to respect and preserve the original design and proportions of the building, including its architectural period and style'; and 'materials should be chosen that are sympathetic to the existing building wherever possible'. The proposals for 10 Provost Road completely disregard these general principles.

As stated above a further concern relates to whether the proposed replacement side extension will be visible from the street. It is important that the 'gap' between the pairs of semi detached villas on Provost Road is maintained to complement the rhythm of the street as advised in the Eton Conservation Area Statement. As it stands, in the current application, it would appear that the sloping roof of the 'lightweight structure' proposed as a side extension would be visible in views from the street.

For the reasons set out above the submitted application for proposed alterations at No 10 Provost Road should be rejected.

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