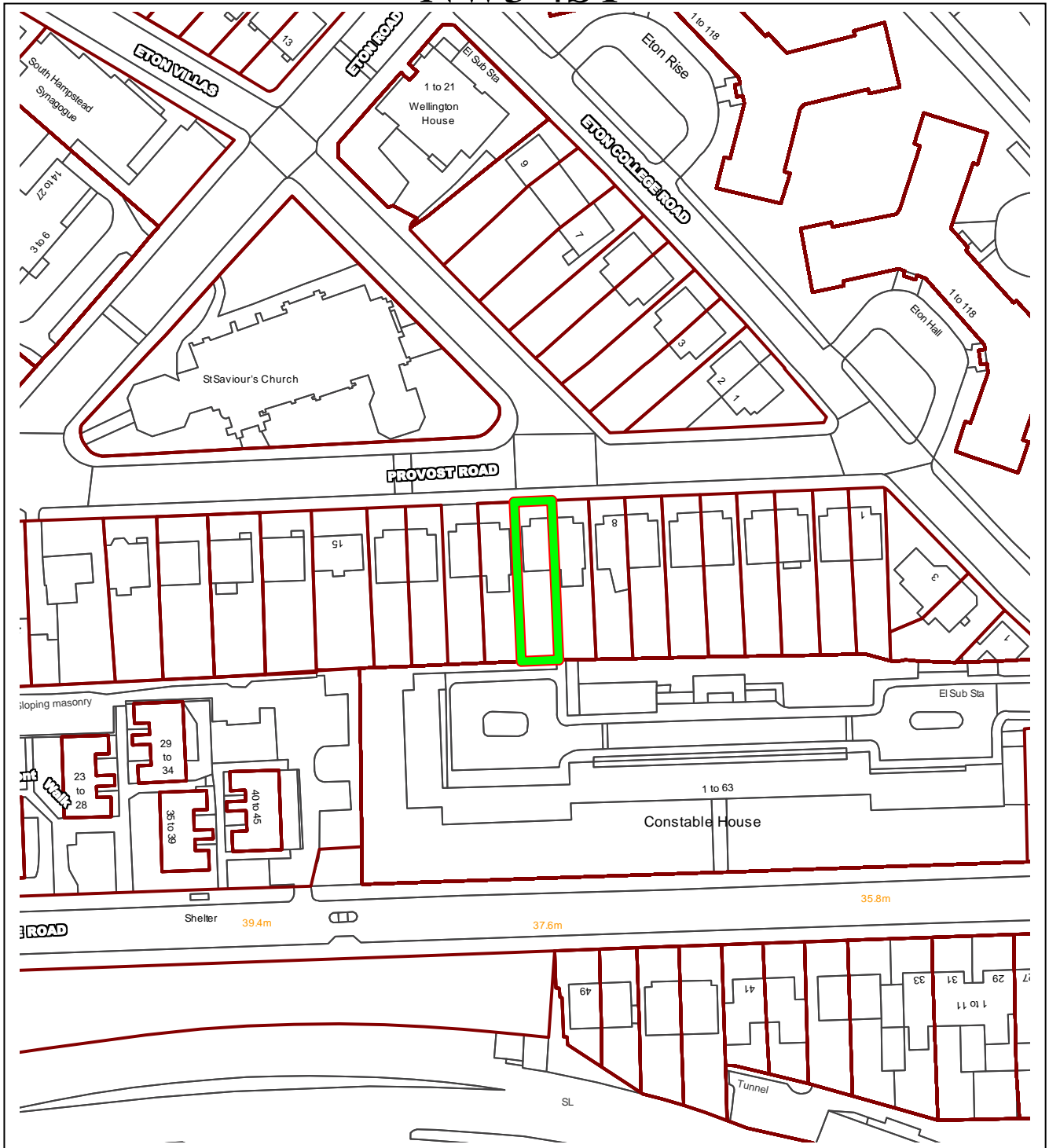


2016/6486/P and 2016/6595/L 10 Provost NW3 4ST



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Picture 1 – Upper Rear Elevation



Picture 2 – Lower Ground Floor Rear Elevation



Picture 3 – Existing Lean-to Structure to the side of the existing dwelling house



Picture 4 – Front Elevation

Delegated Report (Member Briefing)		Analysis sheet		Expiry Date:	20/01/2017
				Consultation Expiry Date:	28/12/2016
Officer			Application Numbers		
Helaina Farthing			1. 2016/6486/P 2. 2016/6595/L		
Application Address			Drawing Numbers		
10 Provost Road London NW3 4ST			74.001; 74.101; 74.102; 74.103; 74.104; 74.105; 74.111; 74.112; 74.113; 74.121; 74.122; 74.301 REV A; 74.302; 74.303; 74.304 REV A; 74.305 REV A; 74.311 REV A; 74.312 REV A; 74.313 RECV A; 74.316 REV A; 74.321 REV A; 74.322 REV A; Heritage Statement prepared by Donald Insall Associates dated November; Design and Access Statement prepared by West Architecture dated November 2016.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposals					
1. The erection of a single storey extension to the rear of the existing dwelling house (Class C3); 2. The erection of a single story extension to the rear of the existing dwelling house (Class C3).					
Recommendations:		1. Grant Planning Permission 2. Grant Listed Building Consent			
Application Type:		1. Full Planning Permission 2. Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed on 07/12/2016 expiring on the 28/12/2016 and a public notice was published in the Ham & High on the 08/12/2016.</p> <p>No letters of objection have been received following the consultation period.</p>					
CAAC/Local groups comments: Eton CAAC	<p>The Eton CAAC was notified and objected for the following grounds.</p> <p>CAAC Comments</p> <ol style="list-style-type: none"> 1. The design and materials proposed for the rear extension would cause harm to the conservation area; 2. The roof of the side extension should not be visible from the street; and 3. The proposed alteration to the depth of the roof dormers; the resultant projection and harmful intrusion into the street scene <p><i>Officer Comments</i></p> <ol style="list-style-type: none"> 1. See paragraphs 2.4 and 2.5 of the assessment section of the report; 2. See paragraph 2.6 of the assessment section of the report; 3. The application has been amended since the original submission to retain the original scale/size of the dormers. No changes are therefore now proposed to the dormers as part of this application. 					

Site Description

The site is located on Provost Road, which sits within the Eton Conservation Area. The building is a Grade II listed building, listed along with no's 1-14 as '7 pairs of semi-detached villas'. The villas were built in c1844 and finished in stucco under slated gabled dormers with dormers and central long slab chimneystacks and overhanging eaves with plain bargeboards to gables. No.10 is two storeys with an attic and semi basement with one window to the front elevation plus 1 window in the recessed entrance bay.

Relevant History

2016/5468/P – 1 Provost Road; *Erection of spiral staircase to the rear elevation and bin store to front elevation.* Granted 29th November 2016.

2016/5748/L – 1 Provost Road; *Erection of spiral staircase to the rear elevation and bin store to front elevation and internal alterations.* Granted 29th November 2016.

2012/3931/P – 12 Provost Road; *Erection of two side (west elevation) dormer roof extensions, replacement lower ground floor rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3).* Granted 15th October 2012.

2012/3933/L – 12 Provost Road; *Erection of two side (west elevation) dormer roof extensions, replacement lower ground floor rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3).* Granted 15th October 2012.

2016/2682/P and 2016/2684/L – 12 Provost Road; *Variation of approved drawings - condition 3 of 2012/3931/P for; Erection of two side (west elevation) dormer roof extensions, replacement lower ground rear extension, additional excavation of lower ground floor level by 500mm, various landscaping works to front and rear and associated alterations to residential dwelling (Class C3).* Undetermined at date of decision.

2006/0823/P – 11 Provost Road; *Extension of timber conservatory to rear of existing dwelling house (Class C3).* Refused 9th May 2006.

2006/0825/L – 11 Provost Road; *Extension of timber conservatory to rear of existing dwelling house (Class C3).* Refused 9th May 2006.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)
CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2013/2015

CPG1 Design (2015; Section 2, 3, 4 and 5)

CPG6 Amenity (2011; Section 2, 3, 4, 5, 6 and 9)

Eton Conservation Area Statement (2002)

Assessment

1.0 Proposal

Original Proposal

1.1 Planning permission was sought for:

- A single storey rear extension, approximately 3.5m in depth, 5m in width and 2.8m in height. The extension would be finished in metal clad, with glazed doors within metal frames proposed.
- A lightweight timber and glass structure proposed to replace the existing lean-to structure on the side of the existing dwelling house. The side extension would be 2.2m in height on the boundary and 7.2m in length;
- Enlargement of the existing side (western) dormers; and
- Internal alterations proposed at lower ground level, upper ground level, first floor level, second floor level (see Table 1 below).

Lower Ground Floor Level	<ul style="list-style-type: none">• Relocate dividing wall between front and rear rooms (existing spine wall removed);• Creation of opening in internal wall between main rear room and adjoining store. Wall nibs and down stand retained;• WC adjacent the vault reconfigured removing a small partition and relocating front door;• Line vault with membrane system.
Ground floor:	<ul style="list-style-type: none">• Refurbishment and repair elements;• Replace existing WC with small study, resulting in the removal of modern ceiling void;• Reinstate chimney pieces in front and rear room;• Replace modern cornice in rear room;• New door installed in the inserted opening between the two main rooms.
First Floor	<ul style="list-style-type: none">• Upgrade existing bathrooms;• Existing under stair storage added – accessed via an existing opening in the separating wall• Relocate door between the front bathroom and bedroom.
Second Floor	<ul style="list-style-type: none">• Enlarge attic to provide bedrooms sharing a new shower room;• Enlarge terrace.

Table 1: Detailed Description of Proposed Internal Alterations.

Amended Proposed

Since the original submission, the subsequent amendments have been made:

- The retention of the existing side dormers. No changes are therefore now proposed at roof level to enlarge the dormers; and
- The front and rear door of the side extension, which was of modern design has been replaced with a traditional door.

2.0 Assessment

2.1 The main issues to be considered are;

- Design and impact on wider area;
- Neighbour amenity:

Design

2.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' further states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3 CPG1 Design guidance recommends that alterations take into account the character and design of the property and surroundings, windows, doors and materials should complement the existing building, and rear extensions should be secondary to the main building.

2.4 The projection of the single storey rear extension at a height of 2.8m and depth of 3.8m would not impact adversely on the listed building or the wider conservation area. Taking into account the size and scale of the host building, the proposed extension is considered to be subservient. The proposal is also consistent in terms of scale with the previous planning application approved in 2012 (ref: 2012/3931/P) for a similar scheme at no. 12 Provost Road. As illustrated in Figure 1 below, the lower ground floor extension is not inconsistent with the neighbouring context and does not deter from the character and appearance of the listed building or wider conservation area. Furthermore, the proposed extension would not project beyond the existing extensions at no. 11 and 12, therefore retaining the existing building line.



Figure 1: Rear Elevation no 9 – 12 Provost Road

- 2.5 Consideration has been given to the relationship of the extension with the special interest listed building. In this instance, given the positioning of the extension at ground level and the preservation of the character at the upper floors (i.e. the retention of the size of the existing dormer) it is considered that the extension would not harm the character of the special interest listed building. Furthermore, it is noted the light-weight modern extension would establish a clear differentiation between the extension and the existing dwelling, which is welcomed.
- 2.6 The enclosing of the existing lean-to resulting in the creation of a light-weight side extension is considered to be acceptable. The proposed side extension would be set back from the rear façade and would be of a modest scale. The side extension would cause no harm to the listed building, rather it seeks to make good an existing lean-to structure and in turn enclose the structure. The CAAC have raised concerns relating to the visibility of the side extension from the street frontage. Whilst the top of the side extension would be slightly visible (approximately 0.7m at its greatest) from the street frontage, it is not considered that the extension would impact adversely on the street scene.
- 2.7 The intervention to the historic fabric required to undertake the proposed internal alterations are considered to be acceptable and would not adversely harm the special interest of the listed building. It is considered that the proposed would not have a detrimental impact upon the historic fabric, plan form, character and appearance of the listed building subject to conditions.

Amenity

- 2.8 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 2.9 CPG6 further seeks for developments to be "*designed to protect the privacy of both new and existing dwellings to a reasonable degree*" and that the Council will "*aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers.*"
- 2.10 The proposed single storey extension is not considered to adversely impact on the amenity of the adjoining property. The height of the side part of the extension, being 2.2m on the boundary, would not impact adversely on the neighbouring property at no. 11 Provost Road. Given the positioning of the rear part of the extension in conjunction with the size/depth, the extension is not considered to adversely harm the adjoining site at no. 9. It is therefore considered there would be negligible harm to the amenity of any adjoining residential occupiers in terms of the loss of sunlight and outlook, privacy or added sense of enclosure.

3.0 Recommendation

- 3.1 Grant planning permission and listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday the 6th February 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

West Architecture Ltd
3 Greenland Place
London
NW1 0AP

Application Ref: **2016/6486/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 3303

1 February 2017

DRAFT

Dear Sir/Madam,

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**10 Provost Road
London
NW3 4ST**

DECISION

Proposal: The erection of single storey extension to the rear of the existing dwelling house (Class C3).

Drawing Nos: 74.001; 74.101; 74.102; 74.103; 74.104; 74.105; 74.111; 74.112; 74.113; 74.121; 74.122; 74.301 REV A; 74.302; 74.303; 74.304 REV A; 74.305 REV A; 74.311 REV A; 74.312 REV A; 74.313 RECV A; 74.316 REV A; 74.321 REV A; 74.322 REV A; Heritage Statement prepared by Donald Insall Associates dated November; Design and Access Statement prepared by West Architecture dated November 2016.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

Executive Director Supporting Communities



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 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 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 74.001; 74.101; 74.102; 74.103; 74.104; 74.105; 74.111; 74.112; 74.113; 74.121; 74.122; 74.301 REV A; 74.302; 74.303; 74.304 REV A; 74.305 REV A; 74.311 REV A; 74.312 REV A; 74.313 RECV A; 74.316 REV A; 74.321 REV A; 74.322 REV A; Heritage Statement prepared by Donald Insall Associates dated November; Design and Access Statement prepared by West Architecture dated November 2016.

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

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

- 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 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

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

Executive Director Supporting Communities

West Architecture Ltd
3 Greenland Place
London
NW1 0AP

Application Ref: **2016/6595/L**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

31 January 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**10 Provost Road
London
NW3 4ST**

DECISION

Proposal: The erection of single storey extension to the rear of the existing dwelling house (Class C3).

Drawing Nos: 74.001; 74.101; 74.102; 74.103; 74.104; 74.105; 74.111; 74.112; 74.113; 74.121; 74.122; 74.301 REV A; 74.302; 74.303; 74.304 REV A; 74.305 REV A; 74.311 REV A; 74.312 REV A; 74.313 RECV A; 74.316 REV A; 74.321 REV A; 74.322 REV A; Heritage Statement prepared by Donald Insall Associates dated November; Design and Access Statement prepared by West Architecture dated November 2016.

The Council has considered your application and decided to grant subject to the following conditions:

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 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) Plan, elevation and section drawings, showing the membrane system for the vault at a scale of 1:20;
 - b) Plan and elevation drawings showing the introduction of the cooker into the fireplace to rear room at lower ground floor level;
 - c) Sections and details of the side and rear extension including materials and details of roofing and the rooflight;
 - d) Details of plasterwork;
 - e) Plan, elevation and section drawings showing proposed new fireplaces and surrounds at a scale of 1:20.
 - f) Plan, elevation and section drawings showing the rooflight positioned between the existing dormers at a scale of 1:20;
 - g) Plan, elevation and section drawings of all new external and internal doors, skirtings, architraves, flooring and windows at a minimum scale of 1:20 with typical moulding and architrave details at a scale of 1:1.
 - h) Samples and/or manufacturer's details of the extension; flooring and wall finish;
 - i) Full recording of all elements to be removed or altered including ceiling in proposed new study at ground floor and doors to lower ground rear room;
 - j) Details of wall insulation and any upgrading to existing fabric;
 - k) Samples of all new external painting required if different colour and mix to that existing.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the

drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DRAFT

DECISION