

Delegated Report		Analysis sheet	Expiry Date:	06/03/2017
			Consultation Expiry Date:	17/02/2017
Officer			Application Number(s)	
Helaina Farthing			1. 2017/0080/P 2. 2017/0198/L	
Application Address			Drawing Numbers	
2 Provost Road London NW3 4ST			PR002-E001; PR002-E002; PR002-E010; PR002-E011; PR002-E012; PR002-E013; PR002-E020; PR002-E021; PR002-E022; PR002-E023; PR002-P002; PR002-P010; PR002-P011; PR002-P012; PR002-P013; PR002-P020; PR002-P021; PR002-P022; PR002-P023; PR002-P025; 16387-BT2; Design and Access Statement prepared by Hugh Cullum Architects; Arboricultural Assessment and Method Statement prepared by Barrell Tree Consultancy dated 6 th January 2017.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1. Erection of lower ground extension and garden building to the rear of the existing dwelling house (Class C3). 2. Erection of lower ground extension and garden building to the rear of the existing dwelling house (Class C3).				
Recommendation(s):		1. Refuse Planning Permission; 2. Refuse 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	00
Summary of consultation responses:	<p>A site notice was displayed from the 24/01/2017, expiring on the 14/02/2017 and a public notice was published in the Ham & High on the 19/01/2017.</p> <p>No letters of objection have been received following the consultation period.</p>					
CAAC/Local groups* comments: Eton CAAC	<p>The Eton CAAC were notified and supported the application for the following grounds;</p> <p>CAAC Comments</p> <ol style="list-style-type: none"> 1. The proposed extension would be unobtrusive and appropriate to the simplicity of the house; 2. With regards to the proposed outbuilding the CAAC are satisfied that, considered on its merits as a structure that is essentially reversible, this particular proposal does not breach the guidelines to warrant an objection. <p>Officer Comments</p> <ol style="list-style-type: none"> 1. <i>See Section 2.5 and 2.6 in support of extension;</i> 2. <i>The proposed outbuilding is considered to impact on the open character of the existing garden, particularly when considered in relation to the proposed rear extension.</i> 					

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.2 is of two storeys with an attic and semi basement with one window range to the front elevation plus 1 window in recessed entrance bays.

The terrace on the southern side of Provost Road is undeveloped to the rear.

Relevant History

There is no relevant planning history relating to the application site, however the following history is noted in respect of neighbouring sites:

2016/6486/P – 10 Provost Road: *The erection of a single storey extension to the rear of the existing dwelling house (Class C3).* **Granted 9th February 2017.**

2016/6595/L – 10 Provost Road: *The erection of a single storey extension to the rear of the existing dwelling house (Class C3).* **Granted 9th February 2017.**

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 (sections 7.4 Local Character and 7.6 Architecture)

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011

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)

Emerging Local Development Plan (2016)

The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight. The relevant policies are A1, A3, D1 and D2 of the emerging Camden Draft Local Plan 2016.

Assessment

1.0 Proposal

1.1 Planning permission is sought for a;

- Single storey rear extension, approximately 3.7m in depth, 4.2m in width and 2.7m in height. The extension would be conservatory like, with full width glazed doors;
- Outbuilding, approximately 6m in width, 2.8m in height and 3.6m in depth. The outbuilding would be finished in timber cladding with glazed sliding doors and a green roof.

2.0 Assessment

2.1 The main issues to be considered are;

- Design, conservation and impact on Listed building:
- Neighbour amenity:
- Trees.

Design, conservation and impact on Listed Building

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' 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 pairs of Grade II Victoria villas on the southern side of Provost Road are an attractive and characterful grouping (1 – 14 Provost Road), which make an important contribution to the conservation area's special interest. The area is characterised by undeveloped rear gardens, which is true of the concerned group of buildings where no outbuildings have been permitted. Given the positioning of the application site and the undeveloped rear gardens of the southern side of Provost Road, any proposed development in the rear gardens could impact adversely on both the special interest of the listed building but also the character and appearance of this terrace and conservation area.

Rear Extension

2.5 The extension has been purposely aligned with the existing opening to minimise the loss of historic fabric, resulting in the extension being approximately 4m in width. The extension would project 4m from the end of the existing building line. The extension will be finished in modern glazing establishing a 'conservatory style' extension, with a green roof proposed.

2.6 The proposed rear extension would be of modest design and would not impact the special interest of the listed building or the character of the surrounding conservation area. The proposal is of a similar scale to that recently approved at no. 10 Provost Road (ref: 2016/6486/P and 2016/6595/L) and also existing extensions at no. 11 and no. 12 Provost Road. The size, design and materials of this extension are considered to be acceptable.

The use of the full height glazing is welcomed in this instance, as it will ensure that there is a clear visual distinction between the host building and the extension. Given the above, it is considered that the proposed extension would preserve the character and appearance of the conservation area and the special interest of the listed building and is of an acceptable design.

Outbuilding

- 2.7 Within the Eton Conservation Area Statement (2002, pg 28) it was noted that '*the infilling of yards and rear spaces between buildings will be generally unacceptable*'.
- 2.8 The proposed outbuilding at 6m in width, 3.6m in depth and 2.8m in height would result in additional bulk to the undeveloped rear garden that is not considered acceptable in this location, particularly when read in association with the proposed extension. This additional bulk and massing would impact adversely on the existing undeveloped rear gardens. In this instance, the addition of the proposed outbuilding would be an unwelcomed precedent to a terrace and wider conservation area, which is currently free of development in the rear gardens. Whilst the outbuilding on its own is not excessive in terms of bulk, it is the principle of the structure in the rear garden that is of concern, particularly when read with the proposed single storey extension.
- 2.9 In terms of the listed buildings, it is considered that the setting of Grade II listed building would be adversely affected by the size, design and siting of the outbuilding at the end of the garden. The harm to all of these heritage assets which carries considerable importance and weight would however be less than substantial, however as noted in paragraph 2.8 it is not considered that the public benefits would not outweigh this harm. The proposal is therefore contrary to paragraph 134 of the NPPF.
- 2.10 Section 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013 requires for buildings in conservation areas that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that this proposal would harm the character and appearance of the conservation area and this heritage asset.

Internal Works

- 2.11 The principle of the replacement of the internal staircase and the recession of the radiator at the first floor landing is acceptable. However, if Council were mindful to grant permission further details would be required.

Amenity

- 2.12 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. CPG6 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."
- 2.13 Given the location of the extension and outbuilding to the surrounding properties, the proposal is not considered to harm the amenity of neighbouring properties in terms of access to sunlight, daylight, visual bulk, sense of enclosure or privacy. With regards to noise disturbance it is considered that the noise disturbance would not be dissimilar to existing residential noise levels and therefore considered to be acceptable.

Trees

2.14 The proposal is considered to be acceptable with regards to impact on trees. However, if Council were mindful to approve the application it would be subject to the necessary conditions relating to tree protection.

3.0 Recommendation

3.1 The proposed outbuilding is considered to detract from the appearance of the conservation area. It would be out of keeping with undeveloped rear gardens and therefore would fail to preserve or enhance the character and appearance of the Eton Conservation Area and is subsequently harmful to the Conservation Area, contrary to policies CS14, DP24 and DP25.

3.2 Refuse Planning Permission.

