

Our Ref: 16259/SH/gm
Your Refs: PP-05982459 + PP-05982521
Email: sharper@firstplan.co.uk
Date: 13 April 2017

Mr Nick Baxter
Planning Department
London Borough of Camden
Town Hall 5
Pancras Square
N1C 4AG

Dear Mr Baxter,

**APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR ALTERATIONS TO REDUCE THE SCALE OF TWO. SIDE DORMER ROOF EXTENSIONS AND ASSOCIATED INTERNAL AND EXTERNAL ALTERATIONS
12 PROVOST ROAD, LONDON, NW3 4ST**

We have been instructed by the owner of the application property; Ms Kelly Michel Souza, to submit applications for planning permission and listed building consent for alterations to reduce the scale of two roof dormers and associated alterations. These applications have been submitted via Planning Portal (refs: PP-05982459 + PP-05982521).

These applications follow on from previous submissions for refurbishment and alterations at the site. A comprehensive explanation of the planning history is detailed in the subsequent sections of this letter.

A list of the supporting documents provided as part of these applications has been set out below:

- Completed Application Forms and Certificate A;
- Planning and Heritage Statement by Firstplan (inc. within this letter);
- Design and Access Statement (inc. within this letter);
- CIL Form;
- Application Drawings by The Winter Partnership:
 - 2nd Floor Plan and Side Elevation As Existing (ref: TWP17-PR-001);
 - Roof Plan, Section A-A & Rear Elevation As Existing (ref: TWP17-PR-002);
 - Proposed Remedial Works to Dormer Windows – Proposed Plan (ref: TWP17-PR-003);
 - Roof Plan and Front Elevation as Proposed (ref: TWP17-PR004);
 - Proposed Remedial Works to Dormer Windows – Section A-A (ref: TWP17-PR-005);
 - Proposed Remedial Works to Dormer Windows – Proposed Elevations (ref: TWP17-PR-006).
 - Site & Block Plan (ref: TWP17-PR-007);

Site and Surrounding Area

The application site comprises the residential property at No.12 Provost Road, London NW3 4ST. The property is situated on the south side of the road and has Grade II Listed status as part group of similarly designed residential properties (nos. 1-14 Provost Road), all of which are similar in appearance. The property comprises the right side of a semi-detached property with two storeys plus lower ground floor and accommodation at roof level and the site falls within the Eton Conservation Area.

The neighbouring properties along Provost Road are of a similar design, being built at the same time, many with dormer windows and rooflights to their side roof slopes. Further detail about the character of the street are set out below within the Planning and Heritage Statement.

Relevant Planning History

Planning permission was originally granted in October 2012 for the *'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)'*, (ref: 2012/3931/P). Concurrently listed building consent for the works was also granted, (ref: 2012/3933/L). Subsequently, a number of discharge of conditions applications were submitted and approved. This process was managed by Paul McAneary Architects Ltd (PMA).

In May 2016, further retrospective applications (refs: 2016/2682/P + 2016/2684/L) for planning permission and listed consent were submitted to the Council, as the completed dormer extensions were not in accordance with the plans previously approved through refs: 2012/3931/P and 2012/3933/L. These applications targeted the side dormer windows only, which had been built larger than consented. PMA therefore sought approval for the built-out form. Firstplan became involved mid-way through this exercise, at the request of the applicant.

Through correspondence with Camden's Heritage Officer (Nick Baxter), the applicant was advised that the larger dormers were not acceptable and would not be supported. The applications remain in abeyance.

The applicant therefore commenced the process of sourcing a new Project Team to facilitate the construction of the consented scheme, to the scale and form of the originally approved development. The sourcing of new professionals for all disciplines, and the investigatory work, has taken many months and Firstplan has been in liaison with Mr Baxter throughout. A programme for the remedial works has previously agreed with Nick Baxter. We understand the scheme remains in line with these approximate timescales.

The Winter Partnership has now produced revised plans to show the side dormers reduced in scale, to reflect the design approved in the 2012 applications, in addition to the installation of a flush, conservation style rooflight between the two dormers. The rooflight to the flat roof of the dormer extensions has also been adapted to ensure it projects only marginally above the height of the roof line. The draft plans were emailed to Nick Baxter on 14 March 2017, who has reviewed them and accepted them in principle, by phone.

The draft plans have been finalised and form the proposed design for the current applications.

Although resubmission has not been specifically requested, the applicant considered that to ensure certainty, revised applications, which would presumably be granted, would provide all parties sufficient comfort that the altered scheme would be lawful.

Should the Council determine that the applications are to be approved, then the pending applications (refs: 2016/2682/P + 2016/2684/L) should be duly withdrawn.

Application Proposals

The proposals comprise alterations to reduce the scale of the two side dormer roof extensions and alterations to the single rooflights set within each of the dormers, together with a replacement conservation-style rooflight to the pitched roof between the two dormers.

The works will reduce the scale of the side dormer roof extensions, to align with the consented scheme, and include a flush roof light to the pitched roof, reflecting the scheme approved in 2012 (ref: 2012/3931/P and 2012/3933/L). The rooflight to be installed will replace the existing rooflight in this central position to side elevation and will comprise a flush profile, conservation-style design to reduce prominence.

Additionally, the existing rooflights serving each dormer will be relocated and the structural build-up changed to ensure a much lower profile than the as-built arrangement. Sitting significantly lower within the dormer, rather than on top will reduce visibility when compared to the built design, particularly because the existing parapet build up will be removed. The lead flashing and rolled joints will also be replaced and reinstated where necessary, to the same high standard. The side facing timber windows will be preserved and reinstated in the reconstructed dormers.

As noted in the preceding section, the plans submitted as part of these applications which confirm the above principles, have been considered acceptable in their draft form, following review by the Council's Heritage Officer. More information has of course been added since this correspondence.

Planning Policy

The statutory Development Plan for the site comprises the Camden Core Strategy (2010) and Development Policies (2010). The NPPF is also of relevance. The relevant policies are detailed below.

a) The National Planning Policy Framework (NPPF) (2012)

The NPPF sets out the Government's planning policies and requires that a presumption be given in favour of sustainable development.

The document sets out 12 core planning principles. Of relevance here is the note that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The NPPF also specifically explains (paragraph 126) that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

b) Camden Core Strategy (2010) and Development Policies (2010)

Policy CS 14 outlines that the Council will seek to ensure that Camden's buildings are attractive, safe and easy to use. This will be achieved through ensuring development respects local context and character and preserves and enhances heritage assets and their setting.

Policy DP25 regards heritage assets. Development within conservation areas will only be permitted where the character and appearance of a conservation area is preserved or enhanced.

Development affecting a listed building will only be permitted where no harm would be caused to the special interest or setting of the building. Specifically, this policy states that the Council will:

“d) seek[ing] the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.”

i) Eton Conservation Area Statement

Eton Conservation Area Statement (2002) provides additional background information and guidelines on development within the Conservation Area. This statement sets out the four sub-division areas of the conservation area. The streets are grouped together for their common elements of identifiable character.

Design and Access Statement

a) Use

The property comprises a Class C3 dwelling house. This use will remain.

b) Scale and Amount

The proposal is limited to alterations to reduce the scale of the two existing side dormer roof extensions, the rooflights and other associated internal and external alterations, in order to restore the proposals to the proportions, form and massing of the originally consented scheme. Full details, including the final dimensions, are annotated on the submitted drawings.

c) Layout

The layout will remain as existing.

d) Appearance

The proposed alterations will reduce the overall size and bulk of the existing dormers so that they reflect those approved as part the previous 2012 consents and the form of neighbouring dormers of the Grade II Listed group of buildings. The proposed rooflights, either repositioned or replaced (central single rooflight), will be more suitable ensuring a much shallower projection and depth of the roof structure.

e) Landscape

No landscaping is proposed.

f) Access

The existing access arrangements will remain.

Planning and Heritage Statement

The application property forms part of a group Grade II listing, for nos. 1-14 (consecutive) of Provost Road. Additionally, the site also falls within the Eton Conservation Area. Accordingly, the principle issue for consideration is the impact of the proposed roof level alterations upon the character and setting of the listed building and the wider conservation area.

a) Heritage Impact Assessment

The proposals relate to 12 Provost Road which was given Grade II Listed status on 14 May 1974. The Historic England Listing description is as follows:

“7 pairs of semi-detached villas. c1844. By John Shaw. Painted stucco. Slated gabled roofs with dormers, central long slab chimney-stacks and overhanging eaves, bracketed on angle return and having plain bargeboards to gables. 2 storeys, attics and semi-basements. 1 window each plus 1 window recessed entrance bays. Architraved entrances to recessed doorways with pilaster jambs and part-glazed doors approached by steps. Architraved sashes, ground floor windows with pilasters and cornice. Nos 3 & 4 have 3-light canted bays rising from semi-basement through 2nd floor with pilasters. All have architraved 3-light attic windows, central window blind, in apex of gable. INTERIORS: not inspected.”

i) Character of the Listed and Conservation Area

With specific reference to Provost Road, the Conservation Area Statement notes:

“The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge.

Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value”

ii) Impact of the works

It is firstly important to note that the proposed works effectively comprise the approved scheme in 2012 (refs: 2012/3931/P and 2012/3933/L). The case officer’s report for the 2012 approvals made note that given the existing dormer windows in place on the neighbouring properties along Provost Road, the proposed dormers would in fact contribute to the group value of the Grade II Listed residential properties by creating a sense of uniformity in the roof line. Additionally, the case officer’s report for the 2012 approvals detailed that the central pitched-roof rooflight should be of a type and style, appropriate for this Grade II Listed building.

In this respect, the current proposal seeks to alter the existing dormers and rooflights, taking the design back to essentially what was approved, in response to discussions with the Council following the construction. As shown on the submitted plans, the two dormer windows will be reduced in bulk to reflect the appearance of the dormer windows on the neighbouring properties along Provost Road, and indeed the group set of Grade II Listed buildings.

The proposed rooflight to the pitched roof will replace the existing for a conservation style design, which by virtue of its flush profile, will be less prominent and visible on the roofslope. It was what was specifically requested in 2012 and, as such, is considered an appropriate design, given the historic significance of this building.

Furthermore, as noted in preceding sections, the Council's Heritage Officer, Nick Baxter was issued with the draft plans (which have been finalised for this submission) in March 2017. Following Mr Baxter's review, he agreed the acceptability in principle of these remedial works.

As such, the resultant smaller dormer windows to the side elevation with rooflights and conservation style roof light between would appropriately conserve the character of the listed building and the wider character of the Eton Conservation Area, tying in with the appearance and symmetry of the neighbouring properties within the group listing.

These draft plans have now been finalised and from the proposed design for the current applications. Although resubmissions have not been specifically requested, the applicant considered that to ensure clarity and certainty about the final scheme, revised applications with a fresh set of plans would give all parties sufficient comfort that the corrected construction is lawful.

As noted in preceding sections, the proposals will be carried out in accordance with the programme of works previously agreed by Nick Baxter, which should ensure that the proposed alterations to the building are carried out in a timely manner.

As a result, it is considered that the revised proposals are in accordance with the relevant sections of the NPPF and local policies CS12 and DP25.

Conclusions

These applications seek alterations to reduce the scale of 2no. side dormer windows and installation of 1no. rooflight. The proposed alterations will better respect the significance of this Grade II Listed Building.

As noted in preceding sections, the proposed works reflect the approved works, allowed by permissions 2012/3931/P and 2012/3933/L in 2012 and have been accepted in principle by the Council's Heritage Officer. These applications have been submitted to provide the applicant and Council sufficient comfort that the proposed remedial works will be lawful, given a complex planning and construction history.

The proposals are fully in accordance with national and local policy and will suitably sustain the significance of the listed building and Eton Conservation Area. We therefore respectfully request that planning permission and listed building consent is granted.

We trust that the information enclosed is sufficient for the purposes of positively determining these applications and look forward to hearing from you once this has been registered. However, should you require anything further, please do not hesitate to contact me.

Yours faithfully,



SAM HARPER
Director

Enc.