
Conservation Area Advisory Committee

Advisory Committee

Application ref 2017/2164/P

Address 12 Provost Road London NW3 4ST

Planning Officer Kristina Smith

Comments by 24 May 2017

Proposal Alterations to reduce the scale of two roof dormers and associated internal and external alterations

Comment Yes

Observations Eton
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee:
05.05.2017
Re 12 Provost Road: 2017/2164/P, 2017/2163/L

This application seeks planning permission and listed building consent for "alterations to reduce the scale of two side dormer roof extensions and associated internal and external alterations". This is to rectify the unauthorised scale of the dormers which were erected following the original permission in October 2012.

There has been a history of misleading applications in relation to 12 Provost Road, starting with the original application (2012/3931/P) which included an elevation drawing which incorrectly showed the proposed dormer being symmetrical with No. 11 - see attached drawing PMA 161 GA05 B. The dormers at No.11 are in fact much smaller than shown on the drawing. This clearly misled the officer who prepared the Officers' Delegated Report which approved the dormers: Section 2.4 Analysis - Design of this report stated " Two dormer windows are proposed on the western roof plane in a symmetrical position to those already in place at the adjoining property - no. 11. " It also explains why we did not lodge an objection to the original application, and it was only when the dormers had been erected that the lack of symmetry became apparent.

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While the reduction in size to that originally approved goes some way to mitigating the position the dormers remain too big; they are out of scale, ugly and detract from the harmony and group value of the current street scene.

Prior to its recent development no. 12 was one of the few remaining roofs on Provost Road without dormer windows. In the past it the Council had sought to maintain the few remaining untouched roof profiles, as evidenced by the Council's refusal to permit the introduction of dormer windows in the roof of 2 Provost Road in 1995. The Council's decision was upheld at appeal (Case reference HB 9570133). Since 2012 this policy appears to have changed although it is unclear when. In a period of a little over twenty years we have moved from a position where the Council believed that dormers on the houses in Provost Road "would have an adverse effect on the character and appearance of the listed building" (HB 9570133) to their having approved dormers which are disproportionate and out of scale.

The properties on Provost Road and Eton Villas are listed for their group value and we would ask the Council to be more vigilant to avoid the erosion of the appearance of the listed buildings in Provost Road and Eton Villas. No 12 was recently used as a precedent in an application for the enlargement of existing dormers at No. 10, which following discussion with officers has now been withdrawn. We are not against the erection of dormers in principle but we remain concerned that the dormers at No. 12, even when reduced in size to comply with the original permission, will be cited as a precedent in future applications to enlarge existing dormers.

Eton
CAAC

Attachments:

• Drawing PMA 161 GA05 B Proposed Elevation supporting original application 2012/3931/P

• Letter dated 21 August 1995 refusing erection of dormers at 2 Provost Road Case reference HB9570133

Documents attached

No details entered

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