

Mr Sam Harper
Firstplan
Bramah House
65-71 Bermondsey Street
London SE1 3XF

Application Ref: **2017/2163/L**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

12 June 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
12 Provost Road
London
NW3 4ST

Proposal:

Erection of two replacement side dormers with rooflights on upper roof planes; installation of replacement rooflight on main roof slope and associated internal alterations.

Drawing Nos: TWP17-PR-001; TWP17-PR-002; TWP17-PR-003; TWP17-PR-004; TWP17-PR-005; TWP17-PR-006; TWP17-PR-007; Cover Letter & Heritage Statement (prepared by Firstplan dated 13 April 2017)

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 Within three months from the date of this permission the works hereby permitted must be completed.

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



DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Emerging Local Plan.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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.

Informative(s):

- 1 The application seeks to reduce the scale of two side dormers on the western elevation, which were not built in accordance with planning permission and listed building consent ref. 2012/3931/P and 2012/3933/L. The consented dormers comprised PV panels on the upper roof plane which could not be built out without being prominent in the streetscene or concealed behind a bulky parapet.

The initial application considered the installation of the two dormers to be acceptable given that all other properties in the building group have implemented dormer extensions and the development would therefore contribute towards uniting the group and creating a sense of uniformity. The proposed alterations to the dormers correspond very closely with those dormers originally approved and would reduce the dormers to an acceptable scale appropriate to the context. Given the issues experienced installing the PV panels so they would not harm the character or appearance of the listed building, it is proposed to remove them. The consented rooflights, which were installed so they were visible on the flat dormer roof, would be re-installed flush with the roof so they cannot be seen from anywhere.

The windows would be traditional timber sash windows and the cheeks of the dormers would be lined in lead work with rolled joints, in accordance with the approved scheme.

Overall, it is considered that the proposed alterations are of an acceptable design, scale, fenestration and form. The proposal would preserve the special character, historic interest and setting of the listed building and the associated terrace.

One comment has been received prior to the determination of this application

which has been duly addressed. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

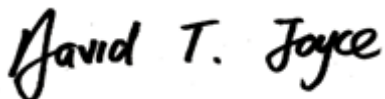
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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 Noise and Licensing Enforcement Team, 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning