

Application ref: 2018/0241/P
Contact: Alyce Keen
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Date: 11 April 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Absolute Detail Ltd.
Orchard House
Fern Lane
Little Marlow
SL7 3SD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
15 Provost Road
LONDON
NW3 4ST

Proposal:

Lowering of height of front lightwell retaining wall. Redecoration to all external elevations including York stone cladding to front steps. Replacement of all non-original external windows and doors. New doors at the rear lower ground and ground levels. Replacement of the existing and installation of a matching second balcony and spiral staircase to the rear elevation.

Drawing Nos: 171101-000.1; 171101-000.2; 171101-001.1; 171101-001.2; 171101-001.3; 171101-001.4; 171101-002.1; 171101-002.2; 171101-002.3; 171101-003.1; 171101-003.2; 171101-003.3; 171101-004.1A; 171101-004.2A; 171101-004.3; 171101-004.4; 171101-005.1A; 171101-005.2; 171101-005.3A.

171101-010.1A; 171101-010.2A; 171101-010.3; 171101-010.4; 171101-012.1A; 171101-012.2; 171101-012.3A; 171101-012.4; 171101-013.1; 171101-013.2; 171101-013.3.

171101-400.1; 171101-400.2; 171101-400.3; 171101-400.4; 171101-400.5.

Structural Report on formation of the lower ground floor opening to maintain the structural integrity of the property including Appendix A (Drawings L1-A, L7, X10-A & Calculations) prepared by CJ Cowie Associates dated March 2018.

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

Condition(s) and Reason(s):

- 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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
171101-000.1; 171101-000.2; 171101-001.1; 171101-001.2; 171101-001.3;
171101-001.4; 171101-002.1; 171101-002.2; 171101-002.3; 171101-003.1;
171101-003.2; 171101-003.3; 171101-004.1A; 171101-004.2A; 171101-004.3;
171101-004.4; 171101-005.1A; 171101-005.2; 171101-005.3A.
171101-010.1A; 171101-010.2A; 171101-010.3; 171101-010.4; 171101-012.1A;
171101-012.2; 171101-012.3A; 171101-012.4; 171101-013.1; 171101-013.2;
171101-013.3.
171101-400.1; 171101-400.2; 171101-400.3, 171101-400.4; 171101-400.5.
Structural Report on formation of the lower ground floor opening to maintain the structural integrity of the property including Appendix A (Drawings L1-A, L7, X10-A & Calculations) prepared by CJ Cowie Associates dated March 2018.

Reason:

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

- 4 The exterior finish shall be made good to exactly match the existing original finish, 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all first floor rear doors (including jambs, head and cill)

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The key aspect that has been considered is the impact of the proposals on the special interest of the Grade II listed building and the character and appearance of the Eton Conservation Area.

The current scheme proposes to replace the late 20th century windows with sensitively detailed timber sashes on the first and second floors to the rear, which is considered a welcome enhancement. To the upper ground overlooking the garden, the scheme involves the replacement of an existing Aluminium/uPVC French style window along with introduction of a matching, symmetrically positioned timber French window. This work will involve the removal of masonry below the sash of the existing kitchen window along with the installation of a second matching balcony and spiral staircase. This proposal maintains the symmetrical composition of the rear elevation and is not considered to harm the significance of the listed building. The proposed installation of French windows to the lower ground involves widening the existing openings. No original joinery and no original plaster will be lost as a result of these works. A small amount of historic masonry will be lost, however given the areas of 20th century cement render to the exterior and later interior plaster, the brickwork has already been compromised. The internal proposals on the first and second floors involve modifications to the late 20th century fabric and are also considered acceptable. The creation of an opening in the wall of the lower ground floor hallway is considered acceptable on the basis that the method statement provided has ensured the structural security of the building. Other external alterations including the lowering of the front lightwell retaining wall, new York stone steps to the front entrance, the introduction of a ramp to the side passage and the formation of a small window to the flank wall, are all considered not to harm the significance of the listed building and are therefore acceptable.

Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

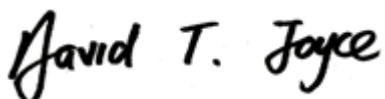
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 4 Council would strongly encourage for the retention and protection of the mature Wisteria climbing across the rear elevation for its contribution to the character of the Listed Building and Conservation Area.

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



David Joyce
Director of Regeneration and Planning