

Application ref: 2018/1015/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 21 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
2 Provost Road
LONDON
NW3 4ST

Proposal:

Variation of condition 3 of 2017/4690/P and condition 2 of 2017/4702/L (replacement of three casement windows, lead fascia board on rear extension, door instead of window at lower ground rear)

Drawing Nos: PR002-P120(E) (secAA), PR002-P111(B) (propo GF), PR002-P110(B) (propo LGF), PR002-P126(D) (propo rear ele), PR002-P125(E) (propo side ele), PR002-P121(B) (propo section BB)

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 the original permissions, 2017/4690/P and 2017/4702/L.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

PR002-P120(E) (secAA), PR002-P111(B) (propo GF), PR002-P110(B) (propo LGF), PR002-P126(D) (propo rear ele), PR002-P125(E) (propo side ele), PR002-P121(B) (propo section BB)

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

Informative(s):

- 1 The site is a grade-II-listed semi-detached house in the Eton Conservation Area.

The applicant proposes a minor material amendment in the form of replacing three existing casement windows on the side elevation with two timber sash windows and one timber casement. The new windows will be slightly different in size and position, but not significantly so. The applicant also wishes to alter the bargeboard cladding of the rear extension from painted aluminium to lead. He also wishes to replace a consented ground-floor sash window with a timber door.

In the light of the consented alterations to the rear elevation, the proposal to cut a doorway instead of a window is not harmful. The existing side windows appear to be in no special pattern and their replacement with sashes will be beneficial. The change to the material of the rear extension is beneficial.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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 T. Joyce

David Joyce
Director of Regeneration and Planning