

Application ref: 2018/5907/L
Contact: Emily Whittredge
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Date: 6 March 2019

Development Management
Regeneration and Planning
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WC1H 9JE

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2 Provost Road
London
NW3 4ST**

Proposal:

Erection of lower ground extension and addition of a spiral staircase to the rear of the dwelling. Alterations to the front, side and rear elevations and erection of 2no dormers to the side roof slope. Alterations to the internal rooms including lowering kitchen floor and installing underfloor heating. Installation of alarm bell box to the rear elevation and CCTV cameras to the front porch and side and rear elevations.

Drawing Nos: PR002-P226A, PR002-P225A, PR002-P224A, PR002-P211A, PR002-P210A, PR002-P224, PR002-P100A, PR002-P110C, PR002-P111C, PR002-P112A, PR002-P113D, PR002-P114C, PR002-P120E, PR002-P121B, PR002-P122C, PR002-P123B, PR002-P126D, PR002-P300, PR002-P301, PR002-P302, PR002-P303, PR002-P304, PR002-P305, PR002-P306, PR002-P310A, PR002-P320, PR002-P321, PR002-P330, PR002-P331, PR002-P340, PR002-P341, PR002-P342, PR002-E100, PR002-E110, PR002-E111, PR002-E112, PR002-E113, PR002-E114, PR002-E120, PR002-E121, PR002-E122, PR002-E123, PR002-E124, PR002-E125, PR002-E126, Design and Access Statement Rev. A.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PR002-P226A, PR002-P225A, PR002-P224A, PR002-P211A, PR002-P210A, PR002-P224, PR002-P100A, PR002-P110C, PR002-P111C, PR002-P112A, PR002-P113D, PR002-P114C, PR002-P120E, PR002-P121B, PR002-P122C, PR002-P123B, PR002-P126D, PR002-P300, PR002-P301, PR002-P302, PR002-P303, PR002-P304, PR002-P305, PR002-P306, PR002-P310A, PR002-P320, PR002-P321, PR002-P330, PR002-P331, PR002-P340, PR002-P341, PR002-P342, PR002-E100, PR002-E110, PR002-E111, PR002-E112, PR002-E113, PR002-E114, PR002-E120, PR002-E121, PR002-E122, PR002-E123, PR002-E124, PR002-E125, PR002-E126.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent.

The application relates to a semi-detached Grade II listed house within Sub Area 1 of the Eton Conservation Area. An identical development, excluding the CCTV equipment, was granted approval on 10/10/2017 under ref. 2017/4702/L. There have been no changes to policy or guidance that would materially affect the consideration of the development, and as such, the extant approved development is considered to be acceptable in heritage terms.

The application includes details that were required by condition in application 2017/4702/L. These include: details of the dormer windows, details of the rear extension with sections of typical frames and glazing bars, details of new windows and doors (internal and external), and details of the new internal staircase. All of the details provided are considered to be sympathetic, of high quality and appropriately designed, and would preserve the special interest of the listed building. The proposed doors, windows and internal staircase will match the originals as closely as possible and specialist single glazing will be used throughout.

The application also seeks to install 4 CCTV cameras- one inside the recessed

doorway, two on the side elevation at the lower ground floor level and one at the rear at lower ground floor level of the property, and one alarm box at the rear of the property at lower ground floor level. The CCTVs and Alarm Box have been placed in discrete locations and therefore it is considered that they do not harm the significance of the listed building, in compliance with local plan policy D2.

The site's planning history was taken into account when coming to this decision. The Eton Conservation Area Advisory Committee withdrew an objection to the scheme following amendments to the number and siting of the proposed cameras and alarm boxes to reduce visual clutter. No other objections were received prior to making 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 proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 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.
- 4 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

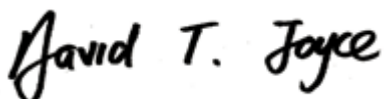
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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