

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/09/2020
		N/A		Consultation Expiry Date:	11/10/2020
Officer			Application Number(s)		
Jaspreet Chana			i) 2020/3405/P ii) 2020/3388/L		
Application Address			Drawing Numbers		
14 Provost Road London NW3 4ST			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Erection of a single storey rear extension, a garden room, roof extension over the side passage and replacement side dormer windows and associated works. ii) Erection of a single storey rear extension, a garden outbuilding, roof extension over the side passage and replacement side dormer windows and internal remodelling works.					
Recommendations		i) Grant Conditional Planning Permission ii) Grant Listed Building Consent			
Application Type:		i) Full Planning Permission ii) Listed Building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses No. Electronic	01 00	No. of objections	01
Summary of consultation responses:	A Press notice was advertised from 17/09/2020 – 11/10/2020 A Site Notice was displayed from 16/09/2020 -10/10/2020					
	5 Eton villas objected to the proposal on the following grounds: <ul style="list-style-type: none">- The building harmonises well with its neighbours. What is proposed will undermine this neighbourliness and have a harmful impact not only on the historic fabric of the listed building but also on the appearance of the conservation area, diminishing that very character and appearance that rendered it attractive in the first place.- The buildings on Provost Road are primarily listed for their group value. Their symmetry lies in the architecture of the semi detached Victorian villas; the roof line with modest dormers that exist in the street scene and the gaps between the buildings which allow glimpses through to the rear. The proposals will not enhance these qualities nor the character and appearance of the conservation area which is noted also for its mature trees and open garden areas.- The proposed replacement dormers are oversized; will undermine the integrity of the roof and will have a harmful impact on the street scene.- The proposals will cause harm to the special interest of the historic building.- Extensive loss of historic fabric is proposed which is unacceptable and will cause harm to the special interest of the building.					
	<i>Officer Response: Please refer to the Design section 4 below</i>					
CAAC/Local groups* comments:	Eton Conservation Area Advisory Committee object to the proposals on the following grounds: <ul style="list-style-type: none">- Erosion of Garden Space – They quote the upheld appeal of 2017/0080/P where the garden outbuilding was refused. This application proposed both an extension and a garden building making the garden considerably smaller. To noticeably reduce, to take away, a noteworthy amount of ‘existing garden’ space in this way is to ‘significantly erode it’.- Extensions have been added to other houses in Provost Road, and we have never been opposed to extensions per se. What we strongly oppose is the garden building. An extension, being an addition to an already existing structure, has a very different presence to an entirely new, stand-alone building in the garden. The building would detrimentally alter and lessen the character and role of the garden in relation to the house - and as quite extensive paving is also proposed, extension, garden building, and paving turn the existing garden space into something approaching a courtyard.- Oversized dormer windows. - There have been a number of applications in recent year which have sought to create oversized dormers. The dormers at 12 Provost Road remain too big and detract from the harmony and group value of the street scene. More recently Camden has monitored the size of dormers in the Conservation Area more rigorously: those allowed at nearby 10 and 11 Provost road are good examples of what the appropriate size should be. The proposed dormers are still oversized and there is no balance with the existing modest dormers at the adjoining number 13. They should not be approved.- Loss of plan, form and fabric - The proposals will result in a loss of form, plan and fabric, the cumulative effect of which will cause considerable harm to a heritage asset. Yet the demands of modern living have in recent years found more sensitive solutions in neighbouring houses.- This proposal takes away too much of the lower ground floor rear wall. Camden rightly rejected the loss of the entire back wall in an earlier proposal but this revised design still takes too much away. However, if the shorter nib wall was lengthened to be like its counterpart, the original nature of the house would be readable in a way that it presently is not. Presently the big glass door is too antipathetic to the nature and scale of the lower ground floor, and of the house itself. A reduction in size would still provide more than adequate light. Similarly, the increase in the size of the proposed dormers coupled with the installation of various roof lights harms the integrity of the slope and solidity of the roof.- The original character of this early Victorian listed building will be harmed.					
	<i>Officers Response – Please refer to the Design Section 5 below</i>					

Site Description

14 Provost Road forms part of a group of 7 pairs of semi-detached painted stucco villas, dating from 1844, Grade II listed and situated in sub area 1 of the Eton Conservation Area. The repetition of the distinctive form and style of these paired villas makes a positive contribution towards the historic qualities of the conservation area. The area around the site is predominantly residential properties.

Relevant History

H9/7/2/610: Alterations and new dormer windows at 14 Provost Road, Camden. Granted 26/08/1965

Neighbouring properties

No 2 Provost Road: 2018/4671/P and 2018/5907/L: 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. Installation of alarm bell boxes to the front and rear elevations and CCTV cameras to the front porch and side and rear elevations. Granted 06/03/2019

No 12 Provost Road: 2017/2164/P and 2017/2163/L: Erection of two replacement side dormers with rooflights on upper roof planes; installation of replacement rooflight on main roof slope Granted 12/06/2017

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

The London Plan (Intend to Publish) 2019

Camden Local Plan 2017

A1 (Managing the impact of development)

A3 (Biodiversity)

CC1 (Climate Change Mitigation)

CC2 (Adapting to Climate Change)

D1 (Design)

D2 (Heritage)

Camden Planning Guidance

Amenity (2018)

Design (2019)

Altering and extending your home (2019)

Home improvements (2020) (Draft)

Eton Conservation Area Statement

Assessment

1.0 The Proposal

1.1 14 Provost Road forms part of a group of 7 pairs of semi-detached painted stucco villas, dating from 1844, Grade II listed and situated in sub area 1 of the Eton Conservation Area. This is the largest of the conservation area sub-areas, the core of which focuses onto the Conservation Area's set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas.

1.2 The main material planning issues for consideration are:

- Design and Heritage
- Neighbour Amenity

1.3 The application seeks planning permission and listed building consent for the following works:

- Erection of single storey rear extension; Whilst this is to extend across the width of the building at lintel level and rests on a stone column, the solid element of the extension would be half width. There is a circular cut out to the roof as well as a green roof proposed;
- A single Storey half width outbuilding in the rear garden;
- A mono-pitched roof covering to the existing side passage with remodelled front steps;
- Two replacement dormer windows with timber windows and conservation type rooflights
- Internal alterations which include amendments to the floorplan at lower ground floor level to incorporate a larger kitchen; enlargement of existing doorway to sitting room and replacement with a glazed screen; enlargement of side window at upper ground floor level; alterations to the layout of the first floor level;

1.4 Revisions – During the process of the application the following revisions have been received following the

objections received:

- The removal of the pergola; enlargement of the nib to the rear wall at lower ground level and no alterations proposed to the windows throughout the house are included within this application. The proposed dormer windows have also been reduced in size from a proposed 4m width to 3.7m (street side dormer) and 3.7m wide to 3.6m wide (rear side dormer) and are now 1.7m in height. The glazing has been updated so the windows are now made of 4 panes rather than 9 to be consistent with the majority of dormers along the street and the proposed location of the rooflights have also been amended.

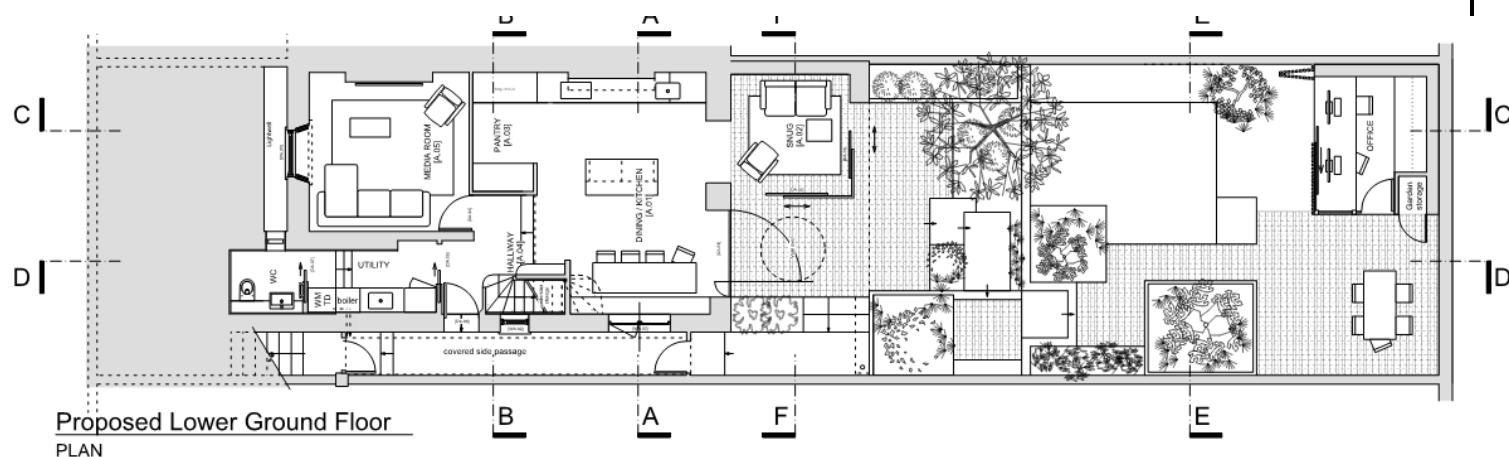
2 Design

2.1 Local Plan Policy D1 states that The Council will require that development:

- Respects local context and character;
- Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- Comprises details and materials that are of high quality and complement the local character;
- Promotes health;
- Responds to natural features and preserves gardens and other open space;
- Preserves strategic and local views.

2.2 To the rear elevation, a modern, lightweight rear extension is proposed. The proposed single storey glazed rear extension is considered subordinate in its design, visually lightweight and responds sympathetically to the architectural character and age of the host building. It is noted that there are a number of rear extensions to the properties on Provost Road. Through the revisions received the rear wall nib has been improved and these small changes enable the legibility of the original space to be better appreciated.





2.3 The design of the proposed rear extension is half width in its built form. A large pivot door is proposed to provide access from the kitchen bar area to the covered patio area. The architecture continues from the rear extension across this space which unites the extension and creates a covered usable outside space. A circle is cut out of the roof and the green living roof is envisaged to fall through this gap. The architectural value in this rear extension is well expressed and will complement the listed building. To ensure that the Green Roof contributes to the host property and the overall scheme, a condition is recommended to ensure that the maintenance and planting schedule is well considered.

2.4 To the side passageway, a mono-pitched roof covering is proposed and the front steps are to be altered to allow for safer access. It is considered that these alterations would not appear as an incongruous addition in this context due to a number of properties having similar structures. The structure is set back from the front elevation and would sit well within the context of the side elevation. Due to the drainage specification not being included on the drawing, a condition is recommended to ensure that this element is fully considered in terms of material and detailed design.

2.5 To the rear garden a proposed outbuilding is to be located. Originally, this included a pergola which stretched across the whole width of the rear garden. Concern was raised from the CAAC regarding the erosion of the garden space and they cited the appeal in 2017 in their response. Officers have considered the material consideration of the appeal during the assessment of this application. The outbuilding cited would have occupied the whole width of the garden. The Inspector within their report states that “there are other garden outbuildings and structures nearby, including a garden shed within the appeal property, but in most cases these are much smaller than the proposed outbuilding and have a discreet appearance.”

2.6 The Altering and Extending your Home CPG (2019) sets out the parameters for outbuildings. The scale and location of the outbuilding in relation to the host building, how much garden space is retained, whether the materials and design are appropriate and how visible the structure would be from public viewpoints are the main considerations. In this case, it appears that the outbuilding would not be appreciable from public viewpoints on Beaumont Walk nor within Constable House at the rear of the site, due to its position within the terrace, and the existing greenery. The materials and design of the outbuilding mean it will be legible as an ancillary structure and the spatial quality of the garden and the rear of the terrace will not be impacted adversely. The proposed outbuilding is well proportioned to the plot and would only be half of the width of the garden. The height at 2.6m is considered to sit well in the context of the garden and not to dominate the space. The works would subsequently preserve the setting of the listed buildings, in compliance with Local Plan Policy D2.

2.7 To the roof, two larger replacement dormer windows are proposed. The CAAC has objected to the ‘oversized dormers’. The Conservation Officer has considered the application in detail and considers the issue relates to scale and impact on the unity of the group. The proposed dormers have been reduced in size slightly so that they would be 3.7m wide (the street dormer) and 3.6m for the rear side dormer, both would have a height of 1.7m. This is more in line with the most recent approvals for dormers on the street which are the dormers at no 12 which are 3.7m wide and the dormers at number 2 which are 3.4m wide. The windows have been amended to be made of 4 panes rather than 9 panes to be more consistent with the other dormers around the street. Two separate dormers are proposed to minimise loss of roof fabric and to remain subordinate to the roof and to be respectful of the character of the host building and the overarching character of the wider group. Due to the revised width and the dormers being well positioned within the roofslope they are not considered to harm the host property nor the wider conservation area.

2.8 A number of internal alterations are proposed to the building. The buildings in the listed group have a distinct floorplan at first and second floors, consisting of front and back rooms coming off a central staircase. The proposals have been altered since those seen at pre-application stage to retain the legibility of the original floorplan and are now acceptable. The retention of a larger nib to the rear wall and reduction in the size of pivot door to the rear wall are acceptable as they do not harm the integrity of the listed building at this level.

2.9 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

2.10 In light of the above, the proposed alterations and additions, are not considered to cause harm to the character and appearance of the host property nor the wider conservation area and are therefore considered to be in accordance with policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

3.0 Amenity

3.1 Policy A1 (Managing the impact of development) of the Camden Local Plan 2017 states that the Council will seek to protect the quality of life of occupiers and neighbours. The Council will seek to ensure that the amenity of communities, occupiers and neighbours is protected. The factors the Council will consider include visual privacy, outlook, sunlight, daylight and overshadowing and artificial lighting levels. This is further supported by CPG Amenity.

3.2 Due to the extension being at the lower ground floor level, it is not considered that any amenity concerns would arise from the development in terms of outlook nor loss of daylight. Due to the proposed location of the outbuilding, in the rear garden and rising above the existing fence line by approx. 0.7m, it is not considered that the proposals would harm the amenity of nearby residential occupants in terms of daylight, outlook or privacy. Due to the dormer windows replacing two existing windows, there is no perceived increased amenity concerns over the existing situation. The proposed cover over the side passage would rise 1.2m over the existing boundary wall. However, as this is a lightweight addition and in the side passage between the houses, as well as not extending beyond the front nor rear building line, it is not considered to harm the amenity of number 15 Provost Road.

3.3 As such, the proposed works are considered to be acceptable and in accordance with policy A1 of the London Borough of Camden Local Plan 2017 and guidance within the CPG Amenity.

Recommendation: Grant Conditional Planning Permission and Listed Building Consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd November 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.