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**Our ref: 2020/6018/P**  
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Dear Ms Edmonson,

**Re: Pre-application enquiry 2020/6018/PRE for 19 Provost Road, NW3 4ST**

I refer to your pre-planning application enquiry (2020/6018/PRE) for 19 Provost Road.

Thank you for sending the existing and proposed drawings and the Pre-Application Statement.

**1. Proposal**

The proposal is to remove the existing single storey projections at the rear (and the spiral staircase) and to erect a 4.292m deep, 3.167m high single storey extension across the rear elevation. On the first floor of the rear elevation the existing window onto the terrace would be replaced by a door and the railings to the terrace would be replaced by a glazed balustrade. Internal alterations would be undertaken including the formation of new doors to rooms.

At the front of the site, the entrance pillars would be lowered and centred on the front door. The opening at the side would be widened to ease vehicular access and new timber gates with a trellis above would be provided.

At the rear of the site a 5.75m deep, 4m wide single storey garden room would be erected. This would have part cork clad, part glazed walls and a sedum roof.

A new rooflight would be installed on the west side dormer.

**2. Site description**

No. 19 Provost Road is a detached early Victorian villa which is listed Grade II in recognition of its architectural and historic significance. The neighbouring houses along this part of Provost Road form an attractive and cohesive group of stuccoed villas under steep pitched slate roofs. Some semi-detached and a row of detached villas. To the rear the gardens have an open aspect and views along the historic backs of the villas are characterful and attractive. The front and rear gardens provide an important setting to the villas.

The site is located in the Eton Conservation Area and the Conservation Area Appraisal notes that nos. 15 – 21 Provost Road have consistency in their set-back, scale, height and materials.

### 3. Relevant planning history

9270205 – Internal alterations to reinstate house as a single family residence and the realignment of the brick piers on front boundary wall as shown on drawing numbers A/01 02 03 04 05 06 07 08 and 09 – LBC granted

HB3114 - External and internal alterations including the formation of 2 roof dormers at the side – granted

### 4. Relevant policies and guidance

National Planning Policy Framework 2019

The London Plan March 2016 (Publication version 2020)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2018

CPG Design

CPG Amenity

CPG Altering and extending your home

Eton Conservation Area Statement (November 2002)

### 5. Assessment

#### **Design/Heritage**

Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Guidance note ET3 (new Development) of the Eton Conservation Area Statement notes that 'The Eton Conservation Area is characterised by a high degree of consistency in the development of housing plots. Any new housing development will need to be sympathetic to the existing character of the Conservation Area in terms of layout, scale, height and massing. Subject to compliance with policy, high quality modern architecture may be acceptable'.

With respect to works to Listed Buildings s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest.

Considering each part of the proposal in turn:

Removal of existing single storey rear elements and erection of new single storey rear extension:

The existing single storey rear element does not appear to be an intrinsic part of the Listing and it is not characteristic of the Conservation Area and there would be no objections in principle on conservation & design grounds to its replacement with an alternative appropriate extension.

Officers also consider that the proposed materials and treatment would assist with creating a 'light' structure that would not diminish the architectural and historic features of the Listed Building. However, there is concern that the proposed depth of the extension is excessive and that as such it would be overbearing upon the form of the Listed Building and the character of the Conservation Area. It is noted that the single storey rear extension at no.16 is of a lesser depth. The Officer report for this extension, which was permitted in 2013 under planning permission 2013/5737/P notes 'The revised rear extension at lower ground floor would appear sufficiently subordinate to the listed building, being single storey in nature, located to the rear of the property and projecting a relatively modest 3.6m into the substantial rear garden, which ensures a significant amount of the rear garden is still retained'

Officers consider that the circumstances are similar at your site and a similar sized rear extension would accord with the Conservation Area Statement advice on rear extensions which states: "rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area...(they) will not be acceptable where they would spoil a uniformed rear elevation of an unspoilt terrace or group of buildings'.

In the interests of the Listed Building and Conservation Area, Officers would therefore advise that the single storey rear extension should be reduced in depth prior to any formal submission.

As you know, Officers cannot attend on site at this time, however on the basis of the photos, due to its height, position and the position and height of the boundary walls, it is not considered that there would be any loss of amenity at any adjoining sites through loss of light, privacy or outlook.

Replacement of existing window onto the first floor terrace with a door and replacement of railings with a glazed balustrade:

The creation of a first floor glazed balustrade along with the loss of the hall window would not be supported on Listed Building and conservation grounds. The upper ground floor retains much of the original form and the loss of the internal character of the hall and stair landing along with the loss of historic fabric is considered unacceptable. Glass balconies are not normally considered to be appropriate for Listed buildings due to their adverse impact on the historic merits of the buildings; this element of the scheme should be omitted from any formal submission.

Given that this part of the proposal relates to an existing terrace which can be accessed via the existing spiral staircase, Officers do not consider that this part of the proposal would result in any significant additional loss of amenity for surrounding occupiers.

Internal alterations including the formation of new doors to rooms:

These are considered acceptable within the new stud partition of the bathroom/dressing room. However, the removal of part of the central spine wall in order to create a larger opening between the bedroom and the dressing room, along with the loss of the historic fabric needed to create the pockets is not supported.

Front alterations: - reduce height and centering of pillars, widening of driveway and provision of timber gates with trellis:

Officers would not support any proposals which would facilitate on-site parking in front of the Listed Building. These would be harmful to the appearance and setting of the Listed Building and the streetscene and also contrary to the Council's policies for reducing car use and promoting sustainable forms of transport. The changes to the pillars would be unlikely to be resisted (subject to the finished appearance) however we would like you to consider reinstating the stub wall to the right hand side of the entrance. This would make the side passage less accessible and the bins less in evidence. Officers would also prefer the timber gates to be reduced in height if possible to enable views of the building to be retained from the highway.

Erection of outbuilding at rear of site:

Given the siting of the outbuilding at the rear of the garden, it is not considered that it would result in harm to the setting of the Listed Building. Nevertheless, the design policy (D1) requires new development to respect the context, spacing and character of the built environment. Consequently, it would be preferable if the shed component could be omitted and the garden room could be located at the rear of the site. Given the height, use and siting of the garden room, there should be no loss of amenity for any surrounding occupiers by way of loss of light, privacy or outlook.

Installation of new rooflight in west side dormer:

It is not considered that this would cause significant harm to the merits of the Listed Building, the character or appearance of the Conservation Area or the amenity of surrounding occupiers.

Trees

I note from your submission that two trees will be removed as part of the development (one for the extension and one for the garden room). These are stated as being low quality trees. Officers can confirm that an Arboricultural Implications Assessment will be required with the application. Subject to the proposals not resulting in the loss of landscape or biodiversity value at the site there should be no objections on tree grounds. Planning conditions may be required in respect of the protection of existing trees and the provision of appropriate replacement tree planting.

## Conclusion

At this stage, Officers consider that the replacement of the existing (ground floor) extension at the rear with a new single storey rear extension is acceptable in principle but that the current proposal would be excessive in depth and that it would therefore harm the architectural and historic interests of the Listed Building and the character and appearance of the Conservation Area.

The replacement of the window with a door and formation of a glazed balustrade at first floor level would also be inappropriate to the Listed Building.

The formation of openings in the central wall on the first floor would also detract from the integrity of the Listed Building but the new pocket doors in the bathroom stud partition would potentially be acceptable.

The lowering and moving of the pillars at the front and the provision of new timber gates could be acceptable (subject to details) but the widening of the driveway to facilitate on-site parking would be resisted on Listed Building, design and transport grounds.

The provision of a new rooflight in the side dormer would be acceptable if it was of an appropriate design and materials.

The proposed garden room could be acceptable although materials will need to be submitted for approval and it would be preferable it was sited at the rear of the site with the shed being omitted.

I can advise that planning permission and Listed Building Consent would be needed for the works. You can make a single application for planning permission and Listed Building Consent. If you submit a planning application, I would advise you to submit the following for a valid planning application:

- Completed form (Planning permission and Listed Building Consent)
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Heritage Statement
- Photographs of the site
- The appropriate fee

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on or near the site. We would also place an advertisement in the local press. The Council must allow 21 days from the consultation start date for responses to be received.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the

Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Adam Greenhalgh on [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk).

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Adam Greenhalgh

Planning Officer

Planning Solutions Team