



The
Heritage
Practice

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Heritage Appraisal
6 Provost Road, London NW3 4ST

December 2021



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1 Introduction

1.1 The following Heritage Appraisal has been prepared in support of proposals at no.6 Provost Road, London NW3 4ST.

1.2 The building is Grade II listed and situated in the Eton Conservation Area. The proposed scheme will fully refurbish the property with the careful and appropriate adaptation of the existing fabric to suit the needs of a modern family. This will include a modest glazed garden room to the rear, the replacement of the existing 1960s side dormer windows and the installation of a glazed roof to internalise the passage way to the side of the building.

1.3 This appraisal has been produced using archive, desk based and online research, combined with a visual inspection of the site and wider area. Consideration has been given to the relevant national and local planning policy framework as well as an analysis of the building, its setting and wider context.

1.4 The appraisal should be read in conjunction with the drawings and supporting information prepared by XUL Architects.

Research and report structure

1.5 In line with paragraph 194 of the National Planning Policy Framework 2021, the purpose of this statement is to define the significance of the listed building and its contribution to the conservation area. It will also describe the proposed works and assess their impact on the special architectural and historic interest of the listed building and the character and appearance of the surrounding Eton Conservation Area.

1.6 This Heritage Appraisal has been prepared by Hannah Walker (BA (Hons) Oxon MSc IHBC) who has extensive experience in dealing with proposals that affect the historic environment. She has 15 years of local authority experience, including 10 years as a Principal

Conservation & Design Officer at the London Borough of Camden. She also has a wide range of experience in the private sector, preparing heritage statements and appraising the significance of historic buildings. She has trained as a historian, has a specialist qualification in historic building conservation and is a full member of the Institute of Historic Building Conservation (IHBC).

1.7 Historical research for this report was undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller local organisations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.



2 Site location and description

2.1 Provost Road is located in Chalk Farm and runs in an east-west alignment connecting Eton College Road and Eton Road. The application site forms part of a large group of detached and semi-detached villas dating from 1844 which line the south side of the road. No.6 is a semi-detached pair with no.5 and consists of two storeys set above a semi-basement with further accommodation at attic level. The building is faced in painted stucco with a pitched slate clad roof, the gable of which is orientated to face the street. Each house has an entrance porch to the side, set back from the front building line.

2.2 Nos.1-14 (consecutive) Provost Road were Grade II listed on 14 May 1974. The description indicates that the buildings were listed for group value and reads as follows:

TQ2784SE PROVOST ROAD 798-1/63/1355 (South side) 14/05/74 Nos.1-14 (Consecutive) GV
II
7 pairs of semi-detached villas. c1844. By John Shaw. Painted stucco. Slated gabled roofs with dormers, central long slab chimney-stacks and overhanging eaves, bracketed on angle return and having plain bargeboards to gables. 2 storeys, attics and semi-basements. 1 window each plus 1 window recessed entrance bays. Architraved entrances to recessed doorways with pilaster jambs and part-glazed doors approached by steps. Architraved sashes, ground floor windows with pilasters and cornice. Nos 3 & 4 have 3-light canted bays rising from semi-basement through 2nd floor with pilasters. All have architraved 3-light attic windows, central window blind, in apex of gable. INTERIORS: not inspected.

2.3 Listing descriptions are written for identification purposes and are not intended to provide an exhaustive list of all the features of interest within the building or to define its architectural or historic significance. A key factor in the listing of buildings of this age and type is their external architectural composition and role

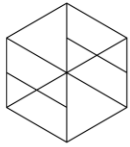
in the development and history of an area. It will be demonstrated in this case that the architectural and townscape value of the building and the wider group, as well as its contribution to the visual coherency of Provost Road and the surrounding conservation area are its most significant features.

2.4 The area immediately surrounding the application site contains a number of listed buildings, most of which are mid 19th century stucco faced houses of a similar character to the application site, including the Grade II listed houses at nos.1-6 Eton Villas, nos.7, 8 & 9 Eton Villas, nos.2 & 3 Eton College Road, nos.15-19 Provost Road and no.20 Provost Road. The key exception to this is the Grade II listed St Saviour's Church by E.M.Barry which dates from 1855-56.



Figure 1: Historic England's map denoting statutorily listed buildings with blue triangles.

2.5 The application site is located in the Eton Conservation Area which was first designated in December 1973. The conservation area has been incrementally added to over time, with the latest additions in 2002. The Eton Conservation Area is a small designation, taking in sections of the residential streets to the west of Haverstock Hill which were developed during the second half of the 19th century. The earliest part of the Conservation Area is defined by the triangle of speculative mid 19th century stucco fronted villas surrounding St Saviour's Church. The large terraced townhouses on Steele's Road and Chalcot Gardens are slightly later, in yellow stock brick with either Italianate detailing or red brick dressings, interspersed with individual red brick houses from the last decades of the 19th



century, some of which were commissioned for successful artists of the period. The Conservation Area also includes part of the west side of Haverstock Hill, taking in an early to mid 19th century terrace with shops at ground floor level and Stanbury Court on the corner of Chalcot Gardens, a substantial white rendered Modernist apartment block of the 1930s.



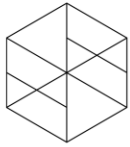
Figure 2 The Eton Conservation Area showing its various sub areas.

2.6 The Eton Conservation Area Appraisal and Management Plan was adopted in November 2002. This includes a detailed analysis of the history and development of the conservation area and an analysis of its special character. Provost Road is located in Sub Area 1 of the Conservation Area which is described as follows:

"This is the largest of the 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. The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850."

2.7 The document goes on to describe the eastern end of Provost Road, where the application site is located:

"The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge. Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value."



3 Historic development of the site and area

3.1 Provost Road forms part of the Chalcot Estate, owned by Eton College since the mid 15th century. The area remained as open fields and farmland, used as hay meadows for London's horses, until well into the 19th century. Greenwood's map of 1828 shows the built up edge of Camden Town to the south of the Regent's Canal and some arterial development lining the NE side of Haverstock Hill, the main road between Camden Town and Hampstead. The only notable buildings in the area at the time were Chalk Farm, which was accessed along Primrose Lane which met Haverstock Hill near its junction with modern day Adelaide Road.

3.2 Plans began to be made for the development of the estate for housing in the early decades of the 19th century when an Act of Parliament in 1826 authorised Eton College to

grant building leases. Development was slow, with buildings on the SW side of Haverstock Hill appearing from the 1830s onwards. Uncertainty regarding the route of the London & Birmingham Railway during the 1830s hampered development and it wasn't until 1844 that Provost Road was laid out by John Shaw, Surveyor to the estate and the houses constructed by Samuel Cuming, a Devonshire carpenter. Cuming ran a large operation, employing 80 men in 1851 and going on to build 104 houses in the area between 1845 and 1852. The houses on Provost Road were relatively modest, particularly the semi-detached properties at its eastern end, and were intended for clerks, the lower middle classes and those in the lower ranks of the professions. The land for St Saviour's Church was provided by Eton College and a church that seated 730 parishioners was finished by 1856, providing the surrounding new development with an air of respectability and increasing its attractiveness to the middle classes.



Figure 3 Greenwood's map of 1828 showing open fields to the south of Haverstock Hill and Chalk Farm accessed from a farm lane.



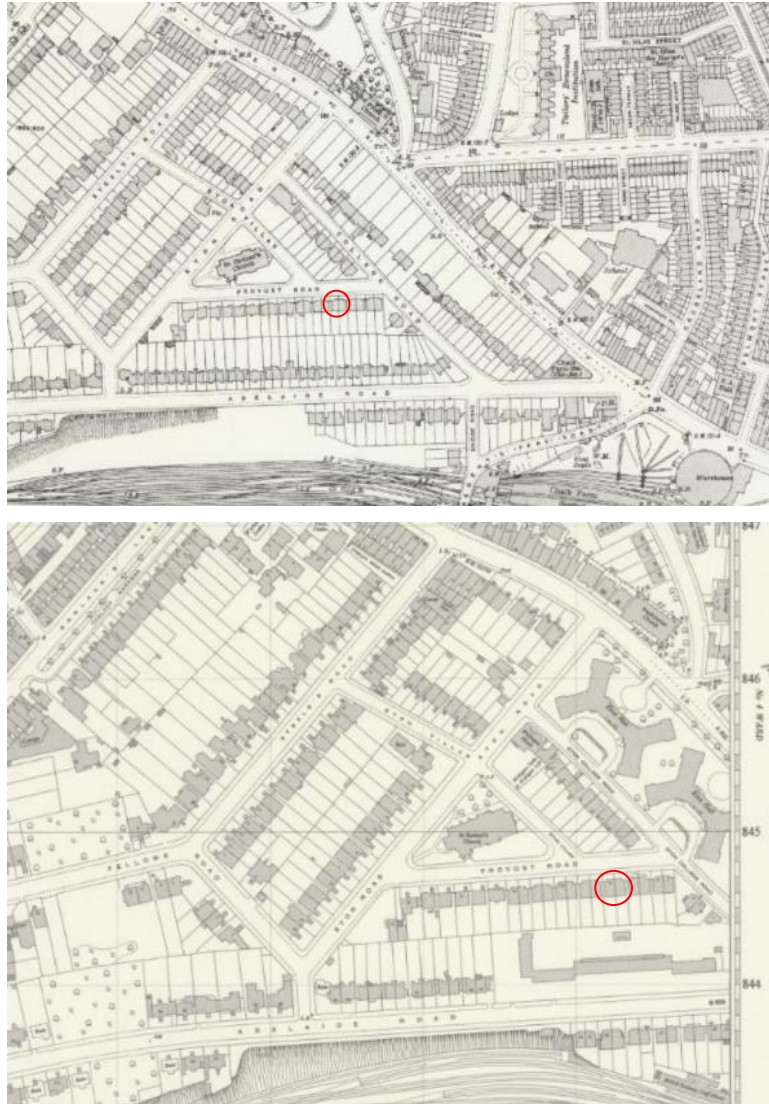
Figure 4 The 1870 Ordnance Survey map.



Figure 5 Booth's Poverty Map of 1889.

3.3 The 1870 Ordnance Survey map shows the area fully developed with detached and semi-detached villas set in spacious gardens, a contrast to the tightly packed grain of the terraced housing to the east of Haverstock Hill. Unusually the houses on the east side of Eton College Road had dual aspect frontages, with long front gardens and large rear gardens facing onto Haverstock Hill.

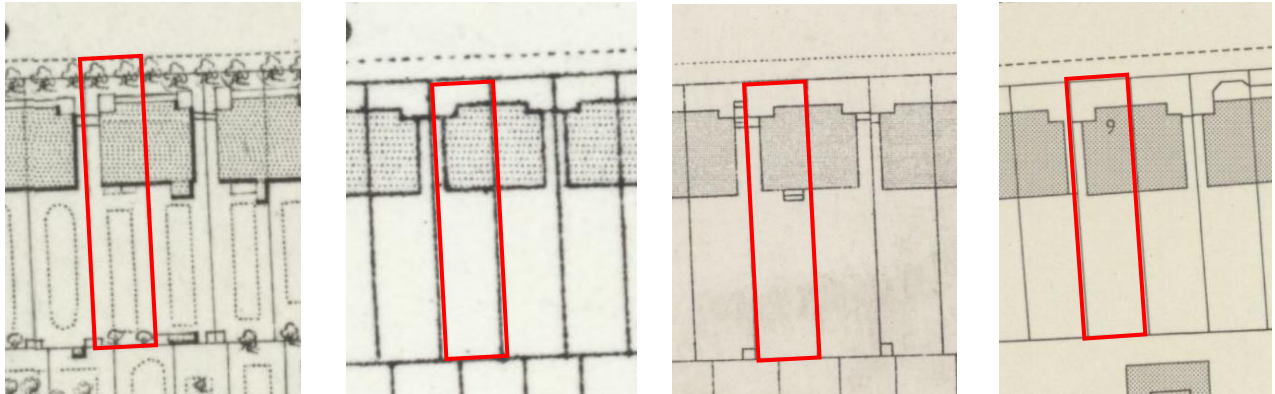
3.4 The area developed into a solidly middle class suburb during the second half of the 19th century, as depicted on Booth's Poverty Survey map of 1889. This shows it marked almost completely in red, denoting 'Middle class. Well to do' with only one small stretch of yellow on the northern side of Steele's Road, denoting 'Upper-middle and Upper classes. Wealthy' where the larger houses were intended to attract a better class of occupier.



Figures 6 and 7 The 1913 (top) and 1952 (bottom) Ordnance Survey maps.

3.5 By the time of the 1913 Ordnance Survey map Chalk Farm Underground Station had opened on a triangular plot on the corner of Adelaide Road and Haverstock Hill and a swathe of the large villas on the south side of Adelaide Road had been lost as the railway expanded. The development along Steele's Road and Chalcot Gardens to the north had also been largely completed.

3.6 During the 20th century the setting to the east of the application site dramatically changed with the demolition of the large villas that had stood between Eton College Road and Haverstock Hill and their replacement by three large six storey neo-Georgian red brick blocks, designed by Toms & Partners. These can be seen on the corner of the 1952 Ordnance Survey sheet. By this time a significant number of the mid 19th century villas on the north side of Adelaide Road had also been demolished and replaced by the four storey pale red brick neo-Georgian block, Constable House.



Figures 8, 9, 10 and 11 Extracts left to right from the 1870, 1895, 1913 and 1952 Ordnance Survey maps.

Historic development of the site at no.6 Provost Road

3.7 The 1870 Ordnance Survey map shows the semi-detached pair at nos.5 and 6 Provost Road. No.5 has a small rear projection although most of the houses within the group are flat backed. By the 1895 Ordnance Survey map the rear projection to no.5 has gone and there is a flight of steps on the rear building line of no.6, presumably linking the garden to the basement accommodation through the door opening into the rear room. Subsequent maps in 1913 and 1952 no longer depict these steps and both houses within the semi-detached pair are shown as flat backed.

3.8 Drainage records for the property show that a WC was installed at ground floor level and a bath to the room above at 1st floor level. A new window is also shown lighting the smaller rear room at basement level.

3.9 In 1961 full bathroom suites were installed to the rear ground and 1st floor bathrooms. The two dormers to the side roof slope were also added at this time.

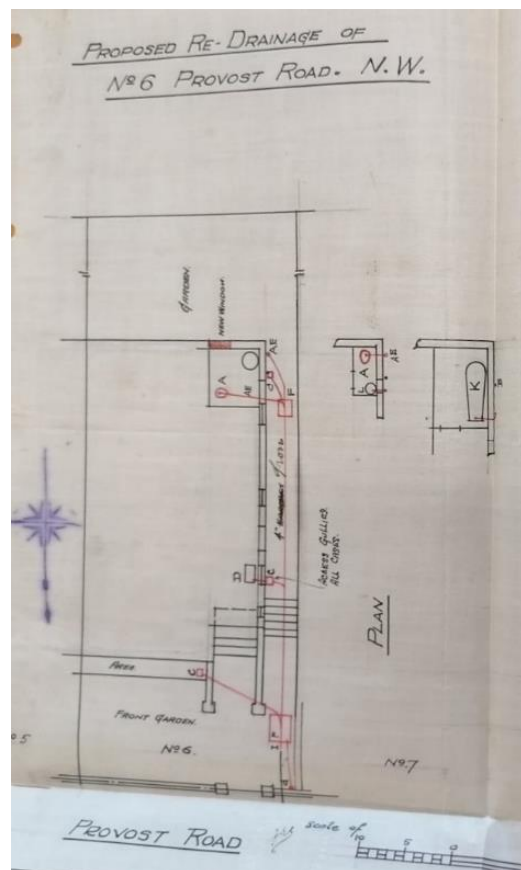


Figure 12 Drainage record from 1915 showing the ground floor level of the house.



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Figures 13, 14 and 15 Drainage records from the early 1960s showing the inserted dormers on the side roof slope and the installation of bathroom suites at ground and 1st floor levels.



4 Significance of the site

4.1 The National Planning Policy Framework Annex 2 defines significance as *"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."* A heritage asset is defined as *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."* In this case the heritage assets are the statutorily listed no.6 Provost Road and the Eton Conservation Area.

4.2 Historic England's document *'Conservation Principles – Policies and Guidance for the sustainable management of the historic environment'* (2008) identifies a series of values that can be attributed to a heritage asset and which help to appraise and define its significance. Paragraph 3.3 of the document outlines that:

"In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so*
- how those values relate to its fabric*
- their relative importance*
- whether associated objects contribute to them*
- the contribution made by the setting and context of the place*
- how the place compares with others sharing similar values."*

4.3 In assessing the significance of no.6 Provost Road it is therefore necessary to examine its origins, history, form, architectural design, layout, materials and relationship with surrounding buildings. In making this assessment, consideration has been given to its intrinsic architectural merit, completeness, the

extent of any alterations and their impact, the contribution of the buildings to the character of the area and the degree to which the buildings illustrate aspects of local or national history.

4.4 The application site forms part of a group of semi-detached villas at nos.1-14 (consecutive) Provost Road. Each pair has a prominent gable to the front, with a pitched roof which was originally clad in natural slate. The houses are faced in render, with each house painted a different pastel colour. The Conservation Area Statement explains that *"Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value."*

4.5 The houses are of two storeys, set above a semi-basement and with further accommodation within the attic. The main frontage to the house is one window bay wide, lighting the front room at each floor level. The windows here are painted timber sashes in a 6 over 6 configuration, although at basement level the original sash window has been replaced by a painted timber casement. The level of embellishment to each opening reflects their position within the architectural hierarchy of the front façade – to the ground floor the window is set beneath a pediment and flanked by pilasters, to the 1st floor there is a simple flat architrave and the basement window is set into a simple recess in the masonry. The attic accommodation is lit by a small subdivided casement window.

4.6 Set to one side and back from the front building line is the entrance bay. Here the main door is reached via a flight of steps and is recessed to form an open fronted porch, with the opening defined by a flat stucco architrave. Above the entrance door is a modern painted timber 3 over 6 sash window with crude glazing bars, also with a flat architrave.



4.7 Pevsner describes the triangle of streets around St Saviour's Church in his Buildings of England series (London 4: North) as "*To the N, reached by Eton College Road, is an attractive triangle of more complete streets – Provost Road, Eton Road and Eton Villas, with St Saviour's Church as their focus. These smaller middle-class villas built in the 1840s-50s, reminiscent of Nash's earlier Park Villages and the contemporary ST John's Wood, reflect the more refined taste of the Eton Estate surveyor John Shaw Jun. They are mostly semi-detached, with rendered front and shallow shared gables in a rustic Italian manner but with restrained Grecian detail of the window surrounds* "

4.8 The architectural unity of the group of houses along Provost Road is reinforced through the broad consistency in plot size, relationship with the street and the form and massing of the houses. The uniform painted render finish, with the cheerful variety introduced due to the differing paint colours, as well as the prominent repeating gable roof form provides character and visual coherence. Overall, the front facade of the building is of high significance and along with the wider group of buildings along Provost Road retains a strong mid-19th century Italianate flavour, making a positive contribution to the character and appearance of the Eton Conservation Area.

4.9 The side elevation is well concealed in views from Provost Road due to the narrow gap between no.6 and no.7. This façade is of low significance and has a wholly functional character with an irregular arrangement of non original windows and a side door. Two dormers were added to the side roof slope in the early 1960s and these are of poor quality design and in a deteriorated condition.

4.10 The rear façade of the building is flat backed, with the basement accommodation fully expressed. The gabled roof form is a prominent feature however its symmetry across the semi-detached pair is undermined by the position of the rearmost side dormer at no.5 which is expressed in the profile of the rear façade. The

rear elevation of the building has two bays of aligned windows, lighting the main rear room at each floor level and the smaller room in the SE corner of the plan. To the basement rear room there is a modern set of French doors with an offset configuration of a single leaf door and one sidelight. Above this at ground and 1st floor level there are painted timber sashes in a 6 over 6 configuration which are likely to be original (the ground floor window is modern). Two narrow casement windows light the basement kitchen and ground floor bathroom, both of which are mid 20th century insertions. The 1st floor rear bathroom is lit by a painted timber 6 over 6 sash window (modern). To the attic accommodation there is a similar arrangement of casement windows with a blind reveal as can be found on the front façade. Overall, the rear elevation is plainer and lacks the architectural embellishment of the front façade. The modern fenestration at basement and ground floor level undermines the attractive pattern of original 6 over 6 sash windows over the upper floors and the basement French doors strike a discordant note due to their unusual configuration.

4.11 To the rear of the building is a private garden, with areas of lawn, trees and soft landscaping. This reduces the inter-visibility between the site and the 1930s Constance House which is situated some distance to the south.

4.12 Along the rear of the group there are a large number of single storey rear additions of varying width and projection as well as a number of properties which have received bay windows at basement and ground floor level, notably to nos. 3, 4 and 5 Provost Road. At roof level there is a strong and consistent pattern of pairs of dormers to the side roof slopes of the buildings, many of which were in place prior to the statutory listing of the buildings in 1974 and the designation of the Eton Conservation Area in 1973.



Interior

4.13 The layout of no.6 Provost Road broadly conforms to the typical London terraced house typology, where a two room deep plan form is arranged off a stair compartment situated adjacent to the party wall. However, here the entrance bay is set back from the front building line and the staircase is centrally positioned within the stair compartment, with a bathroom to the rear of it at each floor level, rather than pushed into the corner of the plan. Consistent with the hierarchy of status within houses of this period, the principal spaces are situated at ground and 1st floor levels with areas of secondary importance for servants and children's bedrooms within the basement and attic storey.

4.14 The main staircase is an attractive feature within the building with an open string at ground to first floor level, carved balusters and newels and an elegant, ramped hardwood handrail. The ground to basement flight is simpler, with a closed string and evidence of extensive works of structural support to its underside.

Basement

4.15 This is an area of lower significance in terms of the original hierarchy of the building and its surviving fabric and detailing. Partition walls have been added into the front room to create cupboard areas in the centre of the plan and the spaces to the front and rear rooms are featureless and lacking any demonstrable architectural character.

Ground Floor

4.16 The building retains its original floor plan and spatial quality at this floor level although the large fitted cupboards/furniture within the rear room intrude into the space. There would likely have originally been doors fitted to the wide opening in the spine wall however there are now pocket doors installed into the fitted furniture on the rear room side of the opening. There are a

small number of architectural features at this floor level, including cornicing to the rear room and hallway, as well as original timber window shutters to the rear room. The front room has modern coving. Historic skirting survives in some areas.



Figure 16 The kitchen to the rear of the basement level.



Figure 17 The rear room looking towards the modern French doors.



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Figure 18 The front ground floor room.



Figure 20 The rear room looking toward the front room.



Figure 19 The main staircase looking from the ground floor hallway.

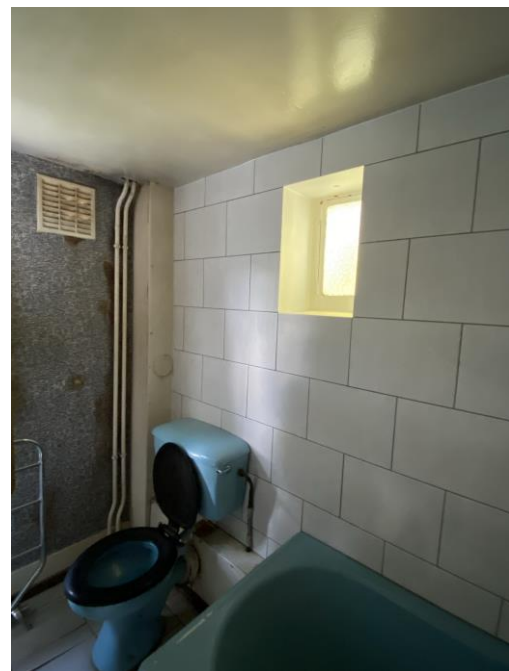


Figure 21 The ground floor toilet.



Figure 22 The Hallway at 1st floor with modern window and bathroom suite .



Figure 23 The small room 1st floor front room with modern floor finish.

1st Floor

4.17 The plan form and spatial quality of this part of the building remains in what appears to be its original condition. The large front bedroom have simple moulded cornices and there are historic four panelled doors throughout. The rear room has modern coving. No cornice is present to the bathroom and hallway. The secondary staircase to the attic accommodation rises steeply in the centre of the plan, however this is an unsympathetic modern replacement with an unpainted wood finish. There are no surviving fire surrounds at this floor level. Areas of historic skirting survive.

2nd Floor

4.18 The 2nd floor consists of one large open plan room, connected to the 1st floor via a modern timber staircase in the centre of the plan. The 2nd floor is plain and featureless with modern skirting and a woodchip finish to the walls. A modern kitchen has been inserted into the rear part of the 2nd floor room. This is an area of low significance within the overall context of the house



Figure 24 The front 1st floor bedroom.



Figure 25 The front bedroom looking towards the landing.



Figure 27 The 2nd floor looking towards the front of the house.



Figure 28 The modern kitchen to the rear of the 2nd floor accommodation.



Figure 26 The rear bedroom with modern coving



Figure 29 The modern dormer windows at 2nd floor level



Values and significance

4.19 As referenced at paragraph 3.16 above, Historic England's 'Conservation Principles' identifies four values that can be attributed to a heritage asset. These have been examined in turn below.

4.20 Evidential Value

This value is derived from the potential of a place to yield evidence about past human activity (para 35) and is generally closely associated with archaeological sites and remains, with age being a strong indicator of evidential value. In this case the building provides us with little in the way of unique evidence about past human experience. The building dates from the mid 19th century and is one of many very similar properties built in London at this time. Whilst the house does reflect middle class life during the period, beyond that it provides little unique insight.

4.21 Historical value

Paragraph 39 of the Conservation Principles document outlines that "*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*"

The building forms part of the historic local scene in this part of Chalk Farm and has been a feature of the townscape for around 180 years. The building has historical value in terms of illustrating the transformation of the area from open fields on the perimeter of London to a solid middle class suburb by the last quarter of the 19th century. The building largely retains its original setting in terms of the group of buildings on Provost Road however the loss of the large villas on Eton College Road in the 1930s has eroded the architectural integrity of this first phase of development within the area. Furthermore, the loss of the mid 19th century villas to the south on Adelaide Road has also eroded the original context and setting of the house to a degree.

4.22 Aesthetic value

Aesthetic value is defined as "*....the ways in which people draw sensory and intellectual stimulation from a place.*"

As described in the paragraphs above, the building is an attractive, solid but otherwise generally unremarkable mid 19th century semi-detached villa. The building is constructed of typical materials of the period including brickwork and stucco but is relatively unadorned. The building has townscape value, mostly due to its group setting and the repetition of its semi-detached form, stucco front and attractive and distinctive gabled roof form. Internally the building retains its original plan form and spatial quality as well as a modest number of architectural features, including the main staircase, cornicing and some joinery elements.

4.23 Communal value

This value is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory. In this case, any communal value would be 'social', defined at paragraph 56 as "*.....places that people perceive as a source of identity, distinctiveness, social interaction and coherence.*"

The building has communal value in so far as it has been part of the local scene for around 180 years and has thus featured in the day to day lives of those who live, work and pass through the area. However, there is little to distinguish this building from many other similar buildings of the same age and character and it is its contribution to group value that is most important. This communal value however is local in its focus and the building does not have any particular regional or national symbolism or value.

Conclusion

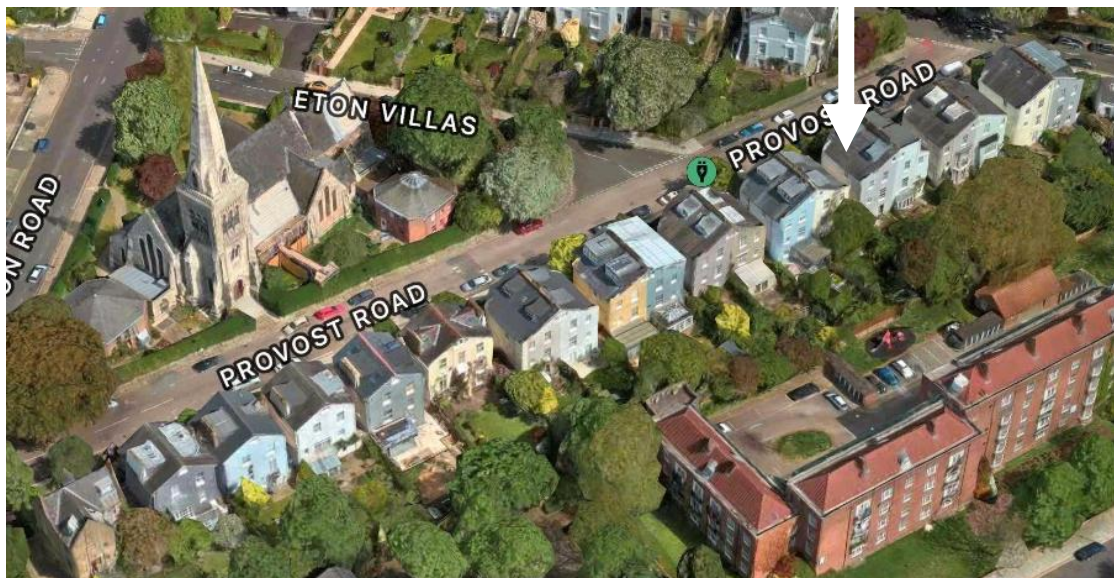
4.24 In this case the key significance of the building relates to its historic and architectural contribution to the development of this part of Chalk Farm and reflects to a small degree the



transformation of the area from open fields in the early to mid 19th century to a fully developed residential suburb within the space of a few decades. The building retains its original plan form and spatial quality and remains in its original use as a single family house. The building has a modest degree of architectural value to its front facade and reflects aspects the prevailing style, materials and detailing of the period, making a demonstrable aesthetic contribution to the coherent and harmonious character of Provost Road and this part of the Eton Conservation Area. The wider group of buildings has group value, townscape interest and historic merit. Consequently, the building is considered to have historic and aesthetic value as well as lesser degrees of communal and evidential significance.

4.25 The rear and side elevations of the building are of less significance than the front façade, due in part to the original lesser status accorded to these areas, the lack of architectural embellishment and also as a reflection of the degree of alteration to the fenestration and the roof profile of the semi-detached pair at the rear and the 1960s added dormers to the side. Internally, the building is of moderate significance and retains some original features although it has not benefited from ongoing maintenance and repair and its fabric and finishes are dated and in need of refurbishment.

Figure 30 An aerial view of the south side of Provost Road with the application site indicated by the red arrow.





5 Assessment of the proposals

5.1 This section will set out the proposed works to the building and will consider their impact. It will assess this impact in terms of the host building and its special architectural and historic interest as well as the character and appearance of the Eton Conservation Area. The proposed works will also be considered against the relevant local and national historic environment policies.

5.2 The proposals are for the full repair, refurbishment and redecoration of the house which has not benefitted from ongoing investment in its fabric and finishes. A range of internal alterations are proposed which will update the plan form in order to suit modern family living and to improve the functionality of the house. A single storey garden room is proposed for the rear, along with a glazed infill to the side of the house. The 1960s dormers on the side roof slope will be replaced and modestly enlarged.

Rear extension

5.3 A single storey, part width garden room is proposed at basement level to the rear of the house, connecting with the existing small rear room at basement level. This will be of a simple, contemporary design, with large areas of glazing and a flat, sedum covered roof, providing a subtle contrast with the mid 19th century character of the house.

5.4 The proposed garden room is very modestly scaled and set at low level on the building, being fully subordinate in terms of its height, bulk and massing. The rear garden is of a generous size with extensive soft landscaping around its boundaries, limiting views of the proposed garden room from surrounding properties.

5.5 The pattern of development along the rear of the group of houses on the south side of Provost Road is varied, with a range of different

additions and no discernible rhythmic pattern of development or uniformity to the rear building line. The aerial photograph at Figure 30 shows single storey rear additions at nos.8, 9, 11, 12, 13, 17, 18 and 20 Provost Road. No.6 forms part of a semi-detached pair with no.5, the latter having an added canted bay to its rear façade. Thus, the proposed garden room will not undermine any existing symmetry. The proposed garden room will cause no harm to the external appearance of the listed building and will sit comfortably to the rear of the building where the character is heterogeneous.

Side infill extension

5.6 There is currently a narrow access alley to the side of the property which connects the front garden with the rear. It is proposed to glaze over this area with a simply mono pitch roof that would be open at both ends running along part of the side of the building, to provide cover for bicycles etc. The proposed glazed infill would be a very minor addition to the building in a highly concealed area. The alley sits well below the level of the front garden and the glazed roof would not be readily appreciable in views from the street, thus preserving the high significance front façade of the listed building in public realm views from Provost Road. A new black painted metal gate with an access keypad will replace the existing metal gate at the base of the steps leading down from front garden level to the side of the building.

Enlargement of side dormers

5.7 The existing pair of dormers on the side roof slope were added in the early 1960s and are of sub-standard design, construction and materials. It is proposed to replace and slightly enlarge the dormers in broadly the same position as existing. Paired dormers to the side slopes are part of the pattern of development along the south side of Provost Road and the existing dormers have been in place for approximately 60 years, dating from before the building was statutory listed and before the Eton Conservation



Area was designated, forming part of its evolved character. In views from the street the proposed dormers will continue to read as two separate and distinct elements to the roofscape and will be set down from the ridge, up from the eaves and well in from the front and rear building lines. The party wall upstand above the ridgeline of the roof with its bristle of chimney pots will remain a prominent feature in views from the pavement. Furthermore, the existing windows to the dormers are PVCu and these will be replaced with painted timber units, which are more appropriate to the age and character of the listed building and which will enhance its internal and external appearance.

Rear garden landscaping

5.8 A new patio will be installed directly to the rear of the building, creating level access through to the basement accommodation following the reduction in the floor level (see below). Additional areas of hard landscaping will be created throughout the garden, interspersed with planters, soft landscaping, new small trees and a water feature. The current garden is neglected and lacking in any coherent structure or design and the proposed landscaping scheme will be a significant enhancement to the setting of the listed building, introducing abundant greenery and a wildlife pond to increase the biodiversity of the site.

Repair and refurbishment

5.9 The existing cement render on the house is blown and is in poor condition. It is proposed to replace this with lime render with lines to mimic ashlar masonry – this will reflect their original design. Small scale repairs will be undertaken to any damaged brickwork on a like for like basis. Existing windows and external doors which are to be retained will be overhauled and redecorated, with new draughtproofing strips and ironmongery as required. New metal railings will be reinstated along the front brick boundary wall to match those at no.8 Provost Road.

5.10 The existing roof is currently covered with modern composite slates. It is proposed to replace these with natural slate, to reflect the original materials of the house. This represents a significant enhancement to its character, appearance and special interest.

Internal alterations

Basement

5.11 A kitchen/dining/family room is proposed at this floor level. The non original partitions in the centre of the plan will be removed, as well as the wall between the two rear rooms (see paras 5.31 - 5.41 below for precedent along Provost Road). A downstand to the hallway at the base of the staircase to provide more enclosure to this space. The vestibule area will retain a sufficient sense of enclosure. The basement is an area of lower significance within the overall hierarchy of the listed building and in this case is featureless and lacking in any historic character. The proposed works will create an attractive family living space, with connectivity through to the rear garden.

5.12 It is proposed to reduce the floor level to the main part of the basement accommodation by 400mm and to install a new insulated slab with underfloor heating and a new timber floor finish above in the vestibule area, and with tiled floor to the main rooms. This represents a modest level of excavation which will improve the head height to the basement which is currently rather restricted. The floor to ceiling height at basement level (2.6m and 2.8m) will remain lower than that at ground floor (3m) ensuring that the hierarchy of status within the listed building is preserved.

5.13 The existing ground to basement staircase has been strengthened to its underside and is very simple in terms of its design and detailing. In order to accommodate the new lowered basement floor level and to provide a coherent architectural approach to the basement accommodation it is proposed to extend and straighten the bottom of the existing flight and also to extend the existing timber handrail. New



simple square section metal balusters will be installed. These would match the materials and design for a typical mid 19th century basement balustrade. This approach will retain the majority of the existing staircase and ensure that it remains secondary in terms of its appearance and status to the main stair above.

5.14 To provide access through from the basement accommodation to the proposed garden room, the existing window opening to the small corner room which currently houses the kitchen will be enlarged to form a doorway. This window was added in the early 1960s as can be seen from the drainage plans at Figure 14. The proposed opening will be modestly scaled and will retain the sense of a 'pinch point' through from the existing envelope of the listed building into the new addition.

5.15 The existing French doors from the rear room to the garden were likely installed during the second half of the 20th century - the early 1960s drainage plans show a different design to the doors - and are of no inherent value or significance. Their offset arrangement, with a single sidelight is not traditional and is at odds with the original 6 over 6 sash windows over the upper floors. It is proposed to install a new pair of French doors with a subdivided glazing pattern which better reflects the likely historic design of the doors. This will enhance the overall appearance of the rear façade of the listed building.

5.16 Within the space beneath the front external steps will be a new utility room. Damp proofing using a Newton/Delta type membrane and sump pump will be installed. This will ensure that moisture will be removed from the surrounding masonry and will avoid creating damp problems in adjacent areas of the building.

5.17 The existing door and window openings on the side elevation of the building will be reconfigured to suit the proposed internal layout with a new door opening into the main house from the side infill and two new fixed pane windows towards the rear. This part of the building and the

existing window and door units are of no demonstrable value or significance.



Figure 31 and 32. Existing basement staircase



Ground Floor

5.18 The rear room at this floor level currently has a range of large, fitted furniture installed, including to the spine wall which has built in pocket doors which serve the existing wide opening between the front and rear rooms. It is proposed to remove the built-in furniture which is all modern and of no inherent value or interest (figure 20). A partition will be installed to the front room side of the spine wall, where there is a non-original cornice, and new pockets doors will be created within this modern partition. This will replicate the existing layout/condition of the building and will avoid the need for any modification to the fabric of the original spine wall. A new cornice to match the original feature in the rear room will be introduced into the front room, providing appropriate architectural embellishment and character to this principal space.

5.19 It is proposed to relocate the door into the front room from the hallway and to move it closer to the spine wall. This is a more traditional arrangement whereby the front and rear room doors were positioned in a broadly symmetrical arrangement either side of the spine wall. The existing door and architrave will be reused so as to avoid any loss of historic fabric

5.20 The existing bathroom to the rear of the plan will be refitted as a WC/cloakroom which will be in keeping with the existing character of this part of the building.

5.21 A new fire surround and hearth are to be installed into the rear room and the flue will be lined. A multi fuel stove may be added into the aperture. The proposed fire surround will be appropriate to the age and character of the house as well as the position of the ground floor room within the overall hierarchy of the listed building.

1st Floor

5.22 There will be no plan form changes at this floor level, which will provide two large bedrooms, a bathroom and an ensuite. The

existing door to the storage area beneath the 1st to 2nd floor staircase will be relocated from the front to the rear bedroom and this will have no demonstrable impact upon the plan form or character of the listed building. The current bathrooms are very dated and have not been upgraded for many decades. It is proposed to install modern bathroom fittings and finishes.

2nd Floor

5.23 This floor is currently arranged as one single, large room with a kitchen are to the rear. It is proposed to install partitions to create two bedrooms and a bathroom. This will be more in keeping with the likely original plan form and spatial quality of the attic accommodation, which was normally subdivided to provide bedrooms for children or servants. Overall, the works at this floor level will cause no harm to the listed building and will enhance it in terms of its original cellular quality.

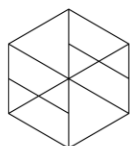
5.24 The floor here is currently very sloping and it is proposed to level the existing floor joists with firrings.

Refurbishment, repair and upgrading

5.25 Internally the building will be redecorated throughout, with any making good to plaster undertaken on a like for like basis. Timber four panelled doors will be retained, overhauled and repainted.

5.26 At ground and 1st floor levels only fragments of historic floorboards survive around large areas of non-original chipboard. This modern floor covering is to be removed, insulation installed between the floor joists and a new wet underfloor heating system installed. This will have a new engineered timber floor covering laid above.

5.27 Internal wall insulation is proposed in several locations throughout the building where there would be no conflict with architectural



features and where it can be incorporated without harm to the character of the listed building – the locations are marked on the plans in the accompanying Design & Access Statement and in the Schedule of Works prepared by the architects. For example, to the front ground floor wall where a new cornice will be installed to replace the current non original one and thus the insulation will not be appreciable, or to the rear wall at 1st floor level where there is no architrave to the rear window and modern cornice, and thus the insulation can be added without harm to architectural features.

5.28 A number of new windows are proposed and the location of these is referred to in the accompanying Schedule of Works. Windows will be replaced where they are modern, crude examples and the detailing can be improved, for example the front bathroom at 1st floor level, or where the overall design and configuration of the window is inappropriate, for example the front basement window. The proposed replacement windows within the main envelope of the listed building will consist of painted timber units with appropriately detailed glazing bars. Overall the proposals will enhance the authenticity and integrity of the listed building as well as its internal and external character.

Servicing

5.29 The existing servicing within the building is very dated and requires complete renewal. This will include the plumbing system, with new pipework following existing pipe routes where possible. Under floor heating is proposed which will lay between the retained joists with new floor boards over to replace the modern sheet floors. The house will also be re-wired, with a new consumer unit within the utility room.

5.30 Externally, any redundant pipework, flues or vents will be removed and the layout of pipework rationalised wherever possible. New extract fans will be installed to the bathrooms, with external grilles to the flank elevation where most of the servicing is already concentrated.

Relevant precedent

No.2 Provost Road

5.31 Planning permission (2017/4690/P) and Listed Building Consent (2017/4702/L) were granted in October 2017 for the lowering of the floor level to the basement and the provision of straight staircase from ground to basement. This is clearly depicted on the proposed section drawing at Figure 32. A part width glazed single storey rear addition was also permitted.



Figure 32 Approved basement floor plan and proposed section at no.2 Provost Road.

No.8 Provost Road

5.32 Planning permission (2010/1379/P) and Listed Building Consent (2010/1381/L) were granted in May 2010. These permissions included a contemporary single storey rear addition as replacement for the existing conservatory; and the opening up of the wall between the large and small rear rooms at basement level.

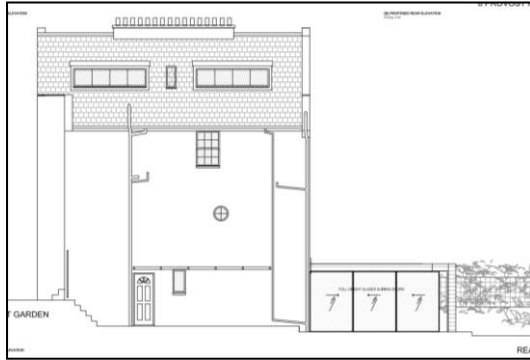


Figure 33 The proposed side elevation at no.8 Provost Road showing the single storey contemporary addition.

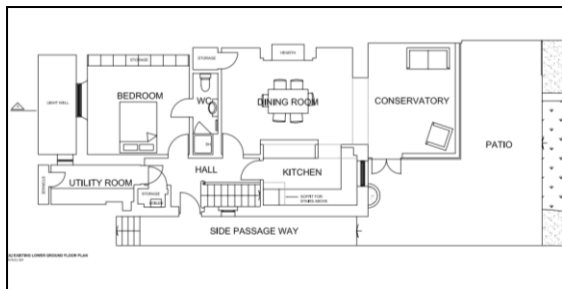
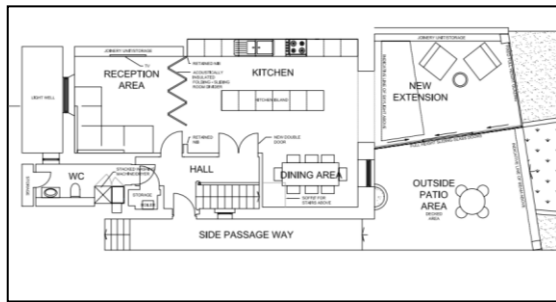


Figure 34 Existing and proposed basement floor plans at no.8 Provost Road.

5.33 The Council's delegated report in relation to no.8 Provost Road confirmed that;

"Overall, the clean, simple contemporary design of the proposed conservatory and associated landscaping is considered appropriate in the context of a classical Georgian building which itself displays similarly simple, well proportioned, design characteristics. The materials (glass and timber clad steel framework, timber decked roof) are acceptable. It is considered to preserve the character and appearance of the conservation

area." The approved extension at no.8 shares several of the same characteristics as the current proposals for no.6 Provost Road, where the proposed garden room will be of a simple, contemporary design with large areas of glazing.

5.34 The delegated report went on to confirm that *"On-site investigation confirms that there are no uniform rear extensions in this terrace and therefore, the proposed extension in this location and setting would be unobtrusive and is unlikely to have any impact on the appearance of the host building or its historic fabric."* It is therefore clear that the Council agree that the character to the rear of the group is heterogeneous and can absorb modest additions of this scale and in this position.

No.10 Provost Road

5.35 Planning permission (2016/6486/P) and Listed Building Consent (2016/6595/L) were granted in February 2017 for a single storey rear addition and a lightweight side addition to the access alleyway, in proposals which were very similar to those at no.6 Provost Road. Permission was also granted for removing the wall between the two rear rooms at basement level.

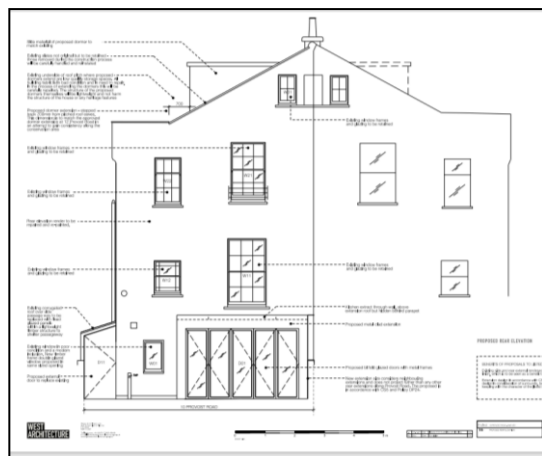


Figure 35 Proposed rear elevation at no.10 Provost Road.



5.36 The Council's delegated report in relation to no.10 Provost Road confirmed that;

"Taking into account the size and scale of the host building, the proposed extension is considered to be subservient" and that "Furthermore, it is noted the light-weight modern extension would establish a clear differentiation between the extension and the existing dwelling, which is welcomed." The proposed garden room at no.6 Provost Road is similarly subordinate and will sit comfortably in relation to the overall architectural character of the rear façade, providing a subtle contemporary juxtaposition between old and new.

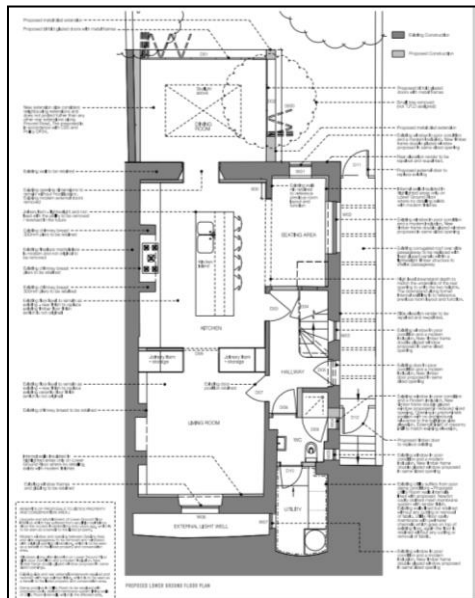


Figure 36 The proposed basement floor plan at no. 10 Provost Road.

5.37 With regard to the proposed side infill the Council's delegated report indicates that;

"The enclosing of the existing lean-to resulting in the creation of a light-weight side extension is considered to be acceptable. The proposed side extension would be set back from the rear façade and would be of a modest scale. The side extension would cause no harm to the listed building, rather it seeks to make good an existing lean-to structure and in turn enclose the

structure.....Whilst the top of the side extension would be slightly visible (approximately 0.7m at its greatest) from the street frontage, it is not considered that the extension would impact adversely on the street scene." It is considered that the glazed infill to the side of no.6 Provost Road would have a similarly limited impact on the external appearance of the listed building and the surrounding Eton Conservation Area.

No.12 Provost Road

5.38 Planning permission (2012/3931/P) and Listed Building Consent (2012/3933/L) were granted in October 2012 for the reduction of the basement floor level by 500mm and for the straightening of the ground to basement staircase. In assessing the proposed works, the Council concluded in their delegated report that;

"The works are therefore considered acceptable in listed building terms."

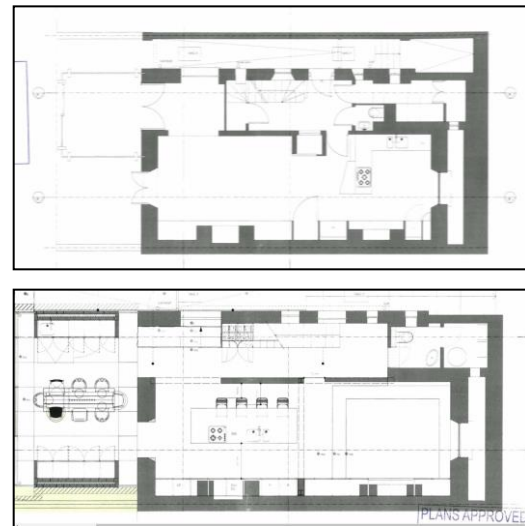


Figure 37 Existing and proposed basement plans at no. 12 Provost Road.

No.14 Provost Road

5.39 Planning permission (2020/3405/P) and Listed Building Consent (2020/3388/L) were



granted in November 2020 for a rear single storey addition, a side infill and a pair of enlarged dormers to the side roof slope. The Council's delegated report confirmed that *"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."* With regard to the proposed side infill, Officers 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."* This is consistent with the conclusions of this Appraisal where it has been shown that the character to the rear of the group of houses on Provost Road is varied and that there is an established pattern of single storey rear additions, many of them contemporary in terms of their design and materials. Furthermore, the proposed garden room at no.6 will be smaller than that permitted to no.14.



Figure 38 The proposed rear elevation of no.14 Provost Road.

5.40 In relation to the proposed enlarged dormers the Council's delegated report indicates that *"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 roof slope they are not considered to harm the host property nor the wider conservation area." The proposed dormers will match the size of those at no.14 and are not considered to cause any harm to the individual building given that there have been side dormers in place since the early 1960s. The wider character of the group would also not be affected as side dormers are an established part of their form and profile.

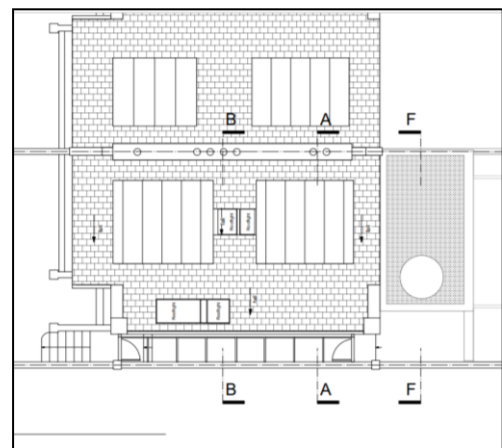
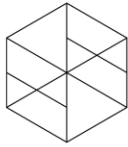


Figure 39 Proposed roof plan and side elevation at no.14 Provost Road showing the dormers to the side roof slope.

5.41 An analysis of the existing and proposed basement plans at no.14 also show that the Council permitted the opening up of the rear rooms to form a larger space, as well as the creation of a relatively large opening through the



original rear wall of the house to connect with the modern extension.

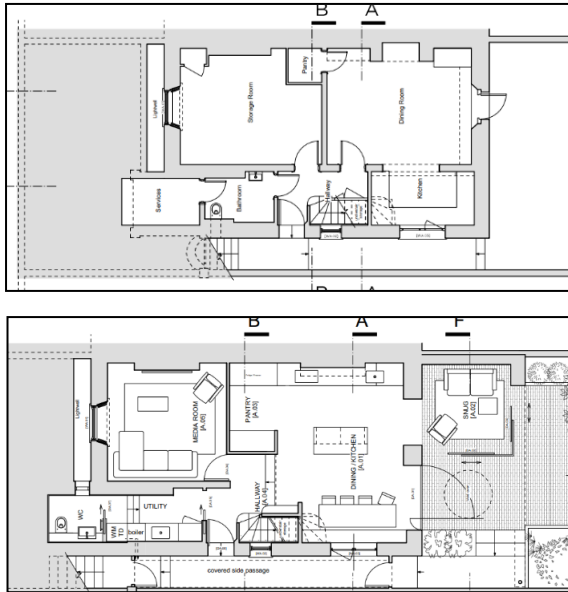


Figure 40 Existing and proposed basement floor plan at no.14 Provost Road showing the floor plan changes and widened opening through to the rear addition.

Policy compliance

Statutory duties – The Planning (Listed Buildings and Conservation Areas) Act 1990

5.42 The main issues for consideration in relation to this application are the effect of the proposals on no.6 Provost Road as a listed building and the impact of external changes to the building on the character and appearance of the Eton Conservation Area.

5.43 The relevant statutory provisions in relation to these matters are contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 at sections 16 and 72. This appraisal has shown that the proposals will have no harmful impact upon the defined significance of the listed building, indeed it will be enhanced by the extensive works of sympathetic restoration and reinstatement of its fabric and finishes. The proposed additions, extensions and alterations to

the exterior of the listed building are sympathetic and well designed and will cause no harm to its external appearance or the character and appearance of this part of the Eton Conservation Area. Thus, the proposals are considered to comply with the s.16 and s.72 statutory duties.

5.44 The proposed works are considered to comply with the relevant sections of the London Borough of Camden's Local Plan 2017.

5.45 **Policy D1 – Design** requires development to respect local context and character, preserve or enhance the historic environment and heritage assets and comprise details and materials that are of high quality and complement the local character. **Policy D2 – Heritage** outlines that the Council will preserve, and where appropriate enhance the borough's rich and diverse heritage assets, including conservation areas and listed buildings. Any less than substantial harm must be outweighed convincingly by the public benefits of the scheme. In conservation areas, development is required to preserve or where possible, enhance their character or appearance. With regard to listed buildings, the Council will resist proposals to alter or extend them where this would cause harm to their special architectural or historic interest and setting.

5.46 Internally the building is very dated and has not been upgraded in several decades. The proposals will utilise the original layout of the listed building at ground and 1st floor, which are the principal spaces, and reintroduce a subdivided and cellular plan form to the 2nd floor which will enhance the overall special interest of the listed building. The basement accommodation, which is very plain and without architectural features, is of lower significance and can absorb greater change without harm to the listed building. Here the plan form will be opened up to create attractive, modern family living accommodation, linked through to the new garden room and with improved connectivity with the landscaped rear garden.



5.47 The proposed additions to the building are restricted to the rear and the side where they will be located at low level and will be subordinate in terms of their height, scale and design to the main listed building. The rear addition will have no impact upon the high significance front façade of the listed building and the side infill will be barely appreciable in public realm views.

5.48 The proposals at roof level will replace the existing side dormers, which are dated and in poor condition. The profile of the listed building will remain broadly the same, with the proposed dormers legible as two distinct projections from the roof slope. A pattern of side dormers is very well established along Provost Road and they form part of the existing and evolved character of the buildings. The proposed modest enlargement of the dormers will not undermine or harm the profile of the building or its visual relationship with other buildings within the group. It will be consistent with the permissions recently granted for very similar dormers at no.14 Provost Road. The replacement of the existing PVCu window units with painted timber will also represent a significant enhancement to the listed building.

5.49 Overall, the refurbishment works to the fabric and finishes of the listed building, in particular the reinstatement of a natural slate roof covering and the replacement of inappropriate windows with more sympathetic units, will enhance its external appearance and its contribution to the group of mid 19th century buildings along Provost Road. To the rear, the new hard and soft landscaping within the garden will improve its setting.

National Planning Policy Framework 2021

5.50 The NPPF requires the significance of heritage assets to be described and for planning applications to take account of the desirability of sustaining and enhancing this significance. New development should make a positive contribution to local character and distinctiveness. Great weight should be given to the conservation of the

heritage asset when considering the impact of a proposed development. The more important the asset the greater the weight should be.

5.51 This Heritage Appraisal has provided a thorough analysis of the significance of the listed building and the relative contribution of the various parts to its special architectural and historic interest. The proposals will avoid any harm to this defined significance or value, through the sensitive and careful adaptation, restoration and refurbishment of the building. Consequently, the proposals are considered to comply with the requirements of the NPPF.

The London Plan 2021

5.52 The proposals are considered to comply with the adopted London Plan (2021). The thrust of **Policy HC1 - Heritage conservation and growth** is that heritage assets should be valued, conserved and re-used and that development should be sympathetic in terms of form, scale, materials and architectural detail. The proposals will include a welcome and necessary refurbishment of the building which has not benefited from updating in several decades, enhancing its internal character and its visual contribution to the streetscene. The proposed additions to the side and the rear will cause no harm to the special architectural or historic interest of the listed building due to their scale, design and materials, as well as their siting in areas of lower significance. Overall, the affected heritage assets (the listed building and the surrounding Eton Conservation Area) will be conserved.



6 Conclusion

6.1 The proposals are for extensions and alterations to the listed building, as well as a full programme of repair and restoration.

6.2 The house is currently very dated and its internal fittings and finishes require replacement and upgrading. The proposed works will take a light touch over the upper floors, working within its historic floor plan. At basement level, where the building is of lower significance and the historic character far more limited, attractive new open plan family accommodation will be created, linked positively to the garden through the proposed garden room extension. The house will be sympathetically repaired and refurbished throughout, with internal insulation installed where it can be incorporated without harm to the fabric and features of the listed building, securing an appropriate balance between improvements to the energy efficiency of the building and the preservation of its special interest.

6.3 Proposed additions to the building will be well designed and discreetly located, resulting in no harm to the special interest of the listed building. The repairs and refurbishment of the external fabric of the listed building, including the sympathetic replacement of its render finish, the replacement of concrete tiles with new natural slates and the replacement of inappropriate windows will all enhance the special interest of the listed building and reinforce its positive contribution to the streetscene and the character and appearance of this part of the Eton Conservation Area.

6.4 The proposed works are considered to fully comply with the requirements of the London Borough of Camden's Local Plan 2017 and will preserve and in many respects, enhance the special architectural and historic interest of the listed building. The proposals also accord with the provisions of the National Planning Policy Framework, in particular ensuring that the significance of the heritage asset is sustained and enhanced.



Appendix A – Relevant historic environment policy

National Planning Policy & Legislation

A1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

A2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

A3 The revised National Planning Policy Framework 2021 (NPPF) sets out the Government's planning policies and how these are expected to be applied. There is a general presumption in favour of sustainable development within national planning policy guidance.

Paragraph 194

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal

(including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197

In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Planning Policy

A4 Camden's Local Plan was adopted on 3 July 2017 and sets out the Council's planning policies, replacing the Core Strategy and Development Policies planning documents that were adopted in 2010. The Local Plan will cover the period 2016-2031 and will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough.

A5 **Policy D1 – Design** is a key policy and has various parts that are relevant to the proposed development in heritage terms;

“The Council will seek to secure high quality



design in development. The Council will require that development:

- a. respects local context and character;*
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
- e. comprises details and materials that are of high quality and complement the local character;*

A6 **Policy D2 – Heritage** has relevant parts and is clear that:

"The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which*

contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting."*

The London Plan

A7 The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Policy HC1 Heritage conservation and growth part C is relevant.

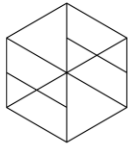
C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Eton Conservation Area Statement

A8 The Conservation Area Statement has a number of policies which are relevant.

New Development

ET19 The UDP provides the context and guidance for proposals for new development with



regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

Rear extensions/conservatories

ET22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.

ET23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

ET25 In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

Roof extensions

ET27 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Any further extensions in the roof space should respect the integrity of the original roof form. Existing original details should be precisely matched.

ET28 Further dormers or 'Velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.

ET29 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.