Heritage obs

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| App reference | Address |
| 2021/6135/P | 6 Provost Road |

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| Site description |
| The site is a semi-detached stucco villa of 1844 by Shaw. It is grade-II listed and makes a positive contribution to the Eton Conservation Area.  |
| Summary of proposals |
| Consent is sought for internal alterations at all floor levels, the insertion of side dormer windows at roof level and alterations to the rear garden. The proposals have been amended during the course of the application to respond to concerns raised over the harm caused to this designated heritage asset. The main concerns related to the proposed alterations at lower ground level, which resulted in a loss of plan form and historic fabric. The proposals have since been amended to retain a greater level of historic fabric. The historic spine wall will be largely retained and new partitions erected on the line of the existing to maintain the presence of the central space that exists. Evidence has been submitted to indicate that the partition walls to be replaced are of a modern fabric. A modern side window will be blocked in as part of the proposals. There remains concerns over the lowering of the floor level and the removal of a section of the rear chimney breast. Both result in a loss of historic fabric and both alter the historic proportions of this ancillary space. The lowering of the floorplan also results in the need to alter the existing staircase which is regrettable. However, the many recent precedents within the listed terrace are noted and in this instance do help to justify works that would not be considered acceptable in the majority of listed buildings of this nature.The proposals at the upper levels are minor in nature and do not raise a concern in heritage terms.The proposed enlarged dormers are in keeping with the now established character of the roofscape along the terrace and are no larger than previous recent consents. In this context there is no objection to this part of the proposals. Details have been provided of the new windows and doors to be inserted, as well as the internal details. There is no objection to these details. |
| Impact on the significance |
| Whilst some elements of the scheme would cause less than substantial harm to the listed building, given the immediate context of this property within the terrace and the recent consents to neighbouring properties, in this instance, the harm can be justified. |