

Application ref: 2024/4986/L  
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Date: 7 February 2025

**Development Management**  
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ME Architects  
Sopers House  
Sopers Rd  
Cuffley  
EN6 4RY

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:  
**32 Steele's Road**  
**London**  
**NW3 4RE**

Proposal:

Details to discharge Condition 4 a (railings) b (windows) and c (stairs and gate pillars) of listed building consent 2024/3415/L dated 04/10/2024 for the 'Proposed external works comprising replacement of front steps and brick balustrade/wall; replacement of front lower ground floor windows; alterations to the garage including new roof, door, and detailing; and new steps and balustrade at rear'.

Proposed external works comprising replacement of front steps and brick balustrade/wall; replacement of front lower ground floor windows; alterations to the garage including new roof, door, and detailing; and new steps and balustrade at rear.

Drawing Nos: D-17\_01, D-18\_02, D-16\_01, W-03\_01.

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

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of parts A, B, C and D of condition 4 of 2024/3415/L dated 04/10/2024 which reads as follows:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.
- b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- c) Plan, elevation and section drawings of the front stairs, brick wall, and gate pillars at a scale of 1:10.
- d) Samples of materials (bricks, paving, stair materials, and pointing) to be provided on site and retained on site during the course of the works.

Details of the railings to the rear of the building have been submitted. The railings are painted metal and have simple verticals with a top rail. This design is in keeping with the secondary nature of the space and ensures the railings do not compete with the historic and decorative elements of the building.

Details of the windows to the lower ground floor of the building have been submitted. The windows are timber framed and double glazed. The framing follows the same pattern as the existing windows and the windows above.

Drawings of the front stairs, brick wall and gate pillar have been submitted, demonstrating that these elements will be built to an acceptable standard.

The front stairs and wall will sit comfortably within the existing historic structures and the gate pillar will be rebuilt to exactly match the existing.

Material samples have been submitted, however the brick sample and pointing do not exactly match the existing historic structures and as a result an informative has been added to the consent noting that this part of the condition has not been approved.

The proposed works will not harm the special interest of the grade-II-listed building.

The application has been advertised in the press and by means of a site notice. The only response was from Eton CAAC who raised no objection. The site's planning history has been taken into account in making this decision.


- 2 You are reminded that condition 4d of listed building consent 2024/3415/L granted on 4th October 2024 is outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer