

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/10/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		19/09/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
John Nicholls				2013/4384/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
8A Bolton Road London NW8 0RJ				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of external rails to entrance steps of residential building (Class C3).							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on 22/08/2013 and a press notice on 29/08/2013. Eight letters were sent to adjoining occupiers. No comments have been received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		St John's Wood does not have a CAAC.					

### **Site Description**

The site is a large semi-detached property covering four floors located on the north-western end of a short terrace which adjoins the Council estate on Abbey Road. The property is not listed but does lie within the St John's Wood Conservation Area.

### **Relevant History**

None relevant

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

St John's Wood Conservation Area Appraisal and Management Strategy 2009

Camden Planning Guidance 2011

## **Assessment**

### **Proposal**

The proposal involves the erection of three hand rails in the front lightwell area of the property. One is proposed to be attached to the flank wall horizontally to the steps leading to the front door of the lower ground floor flat and the second is to be located horizontally on top of the wall on the other side of the steps leading down to the front door of the lower ground floor flat. The third is located vertically on the rear of the left hand entrance pier.

### **Amendments**

The grab rail on the rear of the brick pier was originally proposed to be a plastic coated which was not considered appropriate for the conservation area, which has now been amended to be metal.

### **Design**

The three hand rails are all considered to be suitable for the property, because they are discreet and made from suitable materials, and match the style of the property. The horizontal hand rails are located 900mm high and the vertical hand rail is 450mm long. They will all be painted to a suitable finish. The existing front lightwell and property are not in a particular good state of repair and therefore, the proposed hand rails are not considered to harm the character or appearance of this part of the conservation area. Considered compliant with policies DP24 and DP25 of the LDF 2010.

### **Amenity**

No amenity issues arise from this application and therefore the proposal is considered compliant with policy DP26.

**Recommendation:** Grant Planning Permission