

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		19/09/2013	
		N/A / attached		<b>Consultation Expiry Date:</b>		29/08/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Victoria Pound				1. 2013/4465/P 2. 2013/4243/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 St. Georges Terrace London NW1 8XH				See decision letter.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of new york stone steps on front elevation to replace existing black quarry tile steps, to existing flat (Class C3).							
<b>Recommendation(s):</b>		1. Grant planning permission 2. Grant listed building consent.					
<b>Application Type:</b>		1. Full Planning Permission 2. Listed building consent.					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>09</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Press and site notices displayed – no responses.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Primrose Hill CAAC – no objection.					

## Site Description

Grade II listed terraced house, one of a terrace of 11 dating from c. 1852 in yellow stock brick with stuccoed ground floors and detailing. Within the Primrose Hill conservation area.

## Relevant History

None relevant

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

## Assessment

It is proposed to replace the existing front steps which lead from pavement level to the raised ground floor entrance. The going of the steps is not in alignment with the retained original stringer, which suggests that they have been replaced or altered. The steps are clad in black tiles.

It is proposed to rebuild the steps between the pavement and retained landing. The new steps will comprise a concrete substructure which will be supported off the existing retaining wall below, and will not have a physical impact upon the retained historic stair structure (stringers, railings etc). The steps will be appropriately positioned within the stringers. The new steps are proposed to be clad with York stone, with a bull nose tread detail. The material and detailing is considered to be appropriate in the context of the terrace and wider conservation area.

The proposal is considered to preserve the special architectural and historic interest of the host building, and to enhance the character and appearance of the conservation area. It is not considered to raise any issues in terms of sustainability nor neighbours' amenity.

The relevant local and national policies and guidance are considered to be met, and approval is therefore recommended.