

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/08/2012
		N/A / attached	<b>Consultation Expiry Date:</b>	N/a
<b>Officer</b>			<b>Application Number(s)</b>	
Victoria Pound			2012/3288/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Africa House 64-78 Kingsway London WC2B 6BD			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>				
Details of the means of sealing over the existing stairs from ground floor to basement level within the entrance hall required by condition 4 of Listed Building consent granted on 31/03/2009 (ref: 2008/5551/L for the amendments to listed building consent 2007/4111/L, dated 09/11/2007, for refurbishment of building including erection of new roof extension and rear extension, works to entrance hall and reception area, works to office core and lightwell, opening up of floorplates, replacement of existing windows and cleaning of frontage. Revisions include works to the entrance hall at ground floor level and other internal alterations.)				
<b>Recommendation(s):</b>		Approve details.		
<b>Application Type:</b>		Approval of Details (Listed Building)		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	N/a – Grade II internal AOD					
CAAC/Local groups* comments: <small>*Please Specify</small>	N/a - LBC					

## Site Description

Grade II listed office building with retail at ground level, dating from 1921-22 by Trehearne and Norman. Portland stone in giant Doric order. In the Kingsway Conservation Area. One of the last purpose-built office buildings to be erected on the Kingsway, following the road widening improvements undertaken in the late C19.

## Relevant History

Planning permission and listed building consent granted 9 November 2007 for *Refurbishment of building including erection of new roof extension and rear extension, works to entrance hall and reception area, works to office core and lightwell, opening up of floorplates, replacement of existing windows and cleaning of frontage.*

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

DP25 Conserving Camden's heritage

## Assessment

Details have been submitted pertaining to Condition 4, which requires details of the proposed method of closing off the two ground to basement staircases at the rear of the main ground floor entrance hall. The stairs are concrete with concrete stringer and are not faced in any decorative marble or other significant fabric. It is proposed to cut back the stringer to the second step, and to lay a blockwork frame within the void, which will rest upon the retained steps. This blockwork frame will support a steel slab, over which a screed will be laid, ready to take the marble floor finish.

The methodology proposed to cover over the stairs is considered to be acceptable in listed building terms as there will be no loss of significant fabric, and the infill is easily removable should the stairs be required to be brought back into use. Approval is recommended.

### Disclaimer

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