

Delegated Report		Analysis sheet		Expiry Date:		20/11/2012	
		N/A / attached		Consultation Expiry Date:		1/11/2012	
Officer				Application Number(s)			
John Nicholls				2012/4734/P			
Application Address				Drawing Numbers			
4 Holford Road London NW3 1AD				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of brick cladding to side of external staircase from ground to first floor level in connection with residential flat.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	10	No. of responses	02	No. of objections	00
				No. electronic	01		
Summary of consultation responses:		A site notice was displayed on 3/10/2012 and a press notice on 11/10/2012. Two letters of support have been received. Both considered that the proposal would improve the look of the property and hide the existing staircase.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Hampstead CAAC has raised no objection.					
Site Description							
The property is a large four storey detached property which is divided into a house and an upper floor flat.							
The property is not listed but does lie within the Hampstead Conservation Area and is considered to be a positive contributor.							
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

Camden Planning Guidance 1: Design

NPPF - 2012

Assessment

Proposal

The proposal seeks to clad an existing painted concrete staircase at the side of the property with brick slips.

The proposal has been amended so that raised sections in the concrete are also covered by the brick slips and the bond pattern has been amended on the drawings to match the Flemish bond on the host building.

Design

The proposal seeks to completely clad the outside of the concrete staircase on the northern flank of the property leading to the upper floor flat. This staircase has a black painted steel frame supporting a painted concrete stair with porch at the top landing.

The cladding of the stair with brick slips seeks to improve the aesthetics of the building by covering the existing stair rather than rebuild the stairs in their entirety.

The Flemish bond will be replicated and a suitable colour slip has been sourced and matches the original well. Further to this a condition will be added so that the mortar matches that of the original house as well.

Concern was raised as to how the corners would be addressed, and it has been proposed that these will be interwoven so that a single mortar joint doesn't run down the length of any corner joint. The proposal is considered acceptable and preserves and enhances the character and appearance of the conservation area. The proposal is in accordance with policies DP24 and DP25.

Amenity

There are no amenity issues raised as a result of this proposal.

Recommendation: Grant Planning Permission

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