

Delegated Report		Analysis sheet		Expiry Date:		10/10/2011	
		N/A / attached		Consultation Expiry Date:		15/09/2011	
Officer				Application Number(s)			
Tina Garratt				1. 2011/3825/P 2. 2011/3741/L			
Application Address				Drawing Numbers			
20 Eton Villas London NW3 4SG				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of metal handrail along entrance steps to front elevation of existing house (Class C3)							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent					
Application Type:		1. Householder Application 2. Listed Building Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A press notice was published on 25/08/2011 and a site notice erected on 19/08/2011. No responses were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The CAAC had no objections to the application proposals.					

Site Description

The property is located on the north side of the street within the Eton Conservation Area. It is a Grade II listed building which forms one of 8 semi-detached villas built c1849 to the designs of John Shaw for Eton College. They are faced with stucco, channelled at ground floor level and have stucco quoins. They are 2 storeys high plus attics and semi-basements and are 2 bays wide. They have hipped slated roofs with dormers and bracketed eaves. The entrance is approached by a flight of stairs up to a squared portico with round-arched side openings and pilasters.

Relevant History

There is no planning history for this property

Relevant policies

LDF Core Strategy and Development Policies

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

PPS5: Planning for the Historic Environment (March 2010)
PPS5: Practice Guide (March 2010)

Camden Planning Guidance 1: Design (April 2011)
Eton Conservation Area Statement

Assessment

The application seeks the installation of a handrail along one side of the flight of steps up to the front entrance of the property. It would comprise a 50mm steel handrail section with 25mm diameter uprights and 75mm diameter fixing plates attached to the side of the 2 of the treads and to the pilaster which carries the portico. With regard to the proposals, consideration should be given to:

1. the level of harm caused by the proposals on the special interest and setting of the listed building and the wider group weighed against the public benefits of the proposals
2. whether the proposals would preserve or enhance the character or appearance of the conservation area.

The properties are dominant within the streetscape as a result of their elegance and stucco elevations. The Conservation Area Statement notes that detailing, where it survives, is relatively simple (these being from that part of the Victorian age when the simplicity of Georgian domestic architecture was still prevalent). The porticoes and associated flight of steps up to the front entrance of these properties provides an element of grandeur such that the entrance are a well considered element of the architectural design of the building and accordingly form part of its special interest.

The painted steel handrail is proposed to match an existing handrail which has been attached to the steps on the adjacent property, No.19. The properties were listed in 1974 but there are no planning history records to show consent was granted for the handrail at No.19.

The handrail is proposed to provide the occupier with safer access and egress to and from the property and has been recommended by the Social Services Department and the Royal Free Hospital. The handrail is relatively discrete in terms of design and fixing and will be painted white to reflect the colour of the property.

The proposals would cause less than substantial harm to the special interest of the listed building and the wider group. Therefore it is necessary to consider the public benefits of providing safer access for the resident. It is also necessary to consider whether the proposals would preserve or enhance the character or appearance of the conservation area. On balance, it is considered that the less than substantial harm caused would be outweighed by the public benefits to the resident.

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