

Delegated Report		Analysis sheet		Expiry Date:		31/12/2010	
		N/A / attached		Consultation Expiry Date:		06/12/10	
Officer				Application Number(s)			
Victoria Pound				2010/6002/L			
Application Address				Drawing Numbers			
Sarum Chase 23 West Heath Road London NW3 7UU				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of approved railing pursuant to condition 4c of planning permission dated 15/10/2007 (ref: 2007/2253/L) for the enlargement of underground plant room and accommodation, alterations to windows, installation of railings and other minor alterations, all as a variation to planning permission and listed building consent dated 28/11/05 (ref: 2005/3763/P and 2005/3764/L) for the erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and associated external alterations to dwelling house (Class C3).							
Recommendation(s):		Approve details.					
Application Type:		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:		Press and site notice – no responses.					
CAAC/Local groups* comments: *Please Specify		N/a - AOD					

Site Description

Grade II listed building dating from 1932, built for stained glass artist Frank Salisbury in neo Tudor style. Since Salisbury's occupation the building passed into educational use for a number of years but with new ownership has now reverted back to a single dwelling house. The building fronts onto West Heath Road and sits on an elevated position. To the rear are extensive grounds. Planning permission and listed building consent have been granted for various alterations including the erection of a side extension, and works are underway.

Relevant History

PP granted 15/10/2007 (ref: 2007/2253/L) for the enlargement of underground plant room and accommodation, alterations to windows, installation of railings and other minor alterations, all as a variation to planning permission and listed building consent dated 28/11/05 (ref: 2005/3763/P and 2005/3764/L) for the erection of a part single, part two storey side and rear extension to provide 3 new bedrooms and associated external alterations to dwelling house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies
DP25 CS14

Assessment

Condition 4 part c) seeks details of the railing to the first floor level terrace. Drawings have been submitted which demonstrate that the railings will be cast iron finished in black, affixed to a metal upstand, the base of which is positioned below the slab covering. The design of the railings has been taken from details elsewhere on the building, and matches recently approved staircase balustrading at the lower level.

The appearance and method of fixing is considered to preserve the building's appearance and special interest and the condition is therefore recommended for approval.

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