

FAO Gideon Whittingham  
Planning Department  
London Borough of Camden  
Town Hall  
Argyle Street  
London  
WC1H 8ND

28 October 2014

Our Ref: 09/0822

Dear Gideon,

**Application for listed building consent for works to the second floor rear balcony of the main house.**

On behalf of Safran Holdings Ltd, please find enclosed a listed building consent application for works to the second floor rear balcony of the main house, including; proposals for a perimeter rail to the terrace, metalwork to the three bay steps, and installation of brickwork.

The following has been submitted via the Planning Portal in support of this application:

- Planning Application Form;
- Design Statement;
- The following drawings-
  - 363\_22\_3000 - Location Plan;
  - 363\_22\_3301 - Existing Portico Balcony;
  - 363\_22\_3310 Rev.2 - Plan + Sections;
  - 363\_76\_3310 Rev.2 - Rear Portico Balcony - Side Bay;
  - 363\_76\_3311 Rev.2 - Rear Portico Balcony - Mid Bay;
  - 363\_76\_3314 Rev.2 - Rear Portico Balcony - Elevations;
  - 363\_76\_3320 Rev.2 - Rear Portico Balcony - Perimeter Rail;
  - 363\_76\_3321 Rev.2 - Rear Portico Balcony - Perimeter Rail.

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## **Proposals**

This application seeks listed building consent for new metalwork on the 2<sup>nd</sup> floor balcony including; new bronze handrails to the central bay and side bay doors with running grooves and end swirl details; and a new bronze perimeter rail with barley twist detail attached to the existing stone balustrade.

Other works proposed include; the existing central bay steps are to be moved upwards in order to suit the new flooring level to the balcony, requiring the stonework to be cut; and the installation of Portland stone skirting around the bays and in front of the existing stone balustrade, and replacement York Stone flooring. Two external brass wall taps each side of the central bay steps are also proposed.

## **Pre-App Discussions**

The proposals for the bronze perimeter rail were discussed on the site visit on the 11.09.14, which took place with yourself and Claire Brady from English Heritage. We discussed that the balustrade on the balcony is not high enough, and is close to the steps, and a barrier is needed for safety to meet health and safety standards. We explained that we wanted to introduce a bronze handrail on the existing stonework.

Claire Brady commented that she would prefer the handrail to sit further back and be located behind, not on the stonework. She suggested it should be a free standing element, fixed to the roof or weighted. She commented that she did not like the suggested connecting blocks and thought they should be refined.

Claire Brady's suggestion for a free standing handrail has been investigated, and it is considered that fixing the handrail down to the floor, would restrict accessibility on the already narrow balcony. It is also considered that the amount of metalwork required to fix the handrail to the floor, would be far too obstructive and busy, which we consider would detrimentally harm the character and appearance of the balcony and the listed house.

However, we have taken into consideration suggestions to refine the connecting blocks, and we now propose a simpler design, which consists of a perimeter rail with a barley twist detail. We believe that the new design fully responds to the comments made on the site visit.

The proposals for new bronze handrails to the central bay and side bays, and other brickwork works, did not form part of pre-application discussions on site.

### **Impact on the Listed House**

It is considered that the new metalwork and brickwork will not harm the listed house, but will complement and respect its character and appearance.

The perimeter rail will not cause harm to the stonework, as it will be carefully fixed with small pins. The rails to the two side bays will also be carefully fixed to the walls with connection brackets and cover plates. Further, the rails of the central bays will not be fixed to the walls at all, but to the existing York Stone Steps.

It is proposed to replace the existing asphalt floor as it is a poor quality material, and it does not match the existing York Stone steps. The replacement York Stone floor will resemble as closely as possible, in colour and texture, to the existing York Stone steps. For completeness, a comparison photo of the sample panel is included with the design statement to demonstrate the similarity. New Portland Stone will be used for the skirting to match the existing stonework balustrade. A sample photo of the Portland Stone has also been included within design the statement.

It is considered that the metalwork will not harm the character and setting of the listed house as it has been sympathetically designed to be discrete and unobtrusive. The perimeter metalwork, is intended to sit inconspicuously on the stonework, as to not cause either visual or material harm to the stone balustrade. The bay window metalwork is more decorative than the perimeter rails, as it has been designed to reflect the character of similar ornamental metalwork found elsewhere site, including a similar swirl found on the main house front door, and the original gatehouse railings. The brickwork to the balcony will be minimal, and will not cause adverse harm to the character and setting of the listed house, as similar types of bricks have been used elsewhere on site.

It has therefore been demonstrated above that the proposals will not cause harm to the significance of the main listed building which is in line with both local and national policies including Camden's Core Strategy Policy CS14 and Policy DP25 of Camden's Development Policies DPD.

We trust that the enclosed information is in order and look forward to receiving confirmation of validation. Please let me know if you have any queries in the meantime.

Yours sincerely,

  
GRACE MOLLART

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