



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

2 December 2014

Our Ref: 09/0822

Dear Gideon,

**Application for listed building consent for the installation of handrails to the colonnade garden steps.**

On behalf of Safran Holdings Ltd, please find enclosed a listed building consent application for the installation of decorative handrails to the Colonnade garden steps within the grounds of 41 Highgate West Hill.

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

- Planning Application Form;
- The following drawings-
  - 601-P-1332 - Location Plan
  - 601-P-1329-000 – Proposed Handrail Fixing Detail
  - 601-P-1328-000 – Proposed Handrail

**Proposals**

The house will be used as a family dwelling where there will be children and elderly members. Therefore, handrails are needed for safety, as currently the steps represent a fall hazard as there is no means of support.

Directors:  
Helen Cuthbert BSocSc (Hons) MA MRTPI  
Stuart Slatter B-Tech TRP(SA) MRTPI  
Claire Temple BA (Hons) Dip TP MRTPI  
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The balustrades will be located both side of the steps, and constitute a bronze handrail and uplift. The handrail has been carefully considered to reflect the character of similar renaissance style metalwork found elsewhere on site, incorporating similar riveted elements, and medium-gauge repoussé acanthus leaves, scrolls and tendrils, which can be found on the new approved gatehouse gates, main house entrance door, and proposed handrails on the second floor balcony.

### **Pre-App Discussions**

A mock-up of a similar handrail on the new staircase in the garden was discussed on the site visit with Claire Brady and yourself on the 11.09.14, to which Claire raised no objection to the principle and design. The intricate detailing of the 'Grander stair' handrail is very similar to that proposed on the Colonnade garden stair.

### **Impact on the listed house & other listed structures**

It is considered that the new handrails will not harm the significance of the listed house but will complement and respect its character and appearance. Handrails would naturally be considered an appropriate feature on garden steps.

Further, none of the other listed structures on the site will be compromised by the handrails. The handrails are located too far away from the other listed items, with the closest being the Italian garden, which, itself, has ornamental metalwork of a similar design, so there will be no clash.

The handrails will not cause harm to the stonework, as it will be carefully fixed via countersunk fittings. Sockets will be formed in the stone steps, and the balustrades will be inserted carefully into the stone.

Overall, it is considered that the proposed handrails will respect the character and appearance of the house and other nearby listed structures, and preserve the significance of the heritage assets and their setting. It has therefore been demonstrated above that the proposals will not cause harm to the significance of the listed buildings 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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