



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

05 February 2015

Our Ref: 09/0822

Dear Gideon,

Application for listed building consent for the installation of a handrail balustrade to the new lower garden staircase.

On behalf of Safran Holdings Ltd, please find enclosed a listed building consent application for the installation of a new handrail to new lower garden staircase 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-1347-000 - Location Plan
 - 601-P-1348-001 - Sections/Elevations
 - 601-P-1349-001 - Handrail Details

Proposals

There is a need for a handrail as a safety precaution, as currently the steps represent a fall hazard as there is no means of support. The handrail will provide support for children and elderly members as part of the use of the property as a family dwelling.

Directors:
Helen Cuthbert BSocSc (Hons) MA MRTPI
Stuart Slatter B-Tech TRP(SA) MRTPI
Claire Temple BA (Hons) Dip TP MRTPI
Associate Director:
Alastair Close BSc (Hons) MRTPI

Consultant:
Caroline Dawson BA (Hons) DMS MRTPI
Associates:
Rob Scadding BA (Hons) PG Dip MRTPI
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The balustrade will be located in the centre of 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 approved gatehouse gates, main house entrance door and handrails on the second floor balcony. The handrail will continue the similar design theme as the proposed colonnade steps handrail which is currently under consideration with the Council.

Impact on the listed house & other listed structures

Similar to the colonnade steps handrail, it is considered that the new handrail 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.

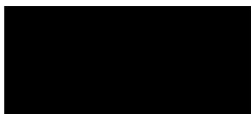
Further, none of the other listed structures on the site will be compromised by the handrails. The closest listed structures to the new staircase are contained within the Italian garden, which, itself, has similar ornamental metalwork, so there will be no conflict in design. The handrail will not cause harm to the stonework, as it will be affixed to sockets which will be carefully formed in the stone steps.

Overall, it is considered that the proposed handrail 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.

A mock-up of this handrail 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. Therefore, it is considered that LBC should be granted accordingly.

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

A black rectangular box redacting the signature of Grace Mollart.

GRACE MOLLART

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