

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	05/09/2013
		N/A	Consultation Expiry Date:	22/08/2013
Officer			Application Number(s)	
Gideon Whittingham			1) 2013/4475/P 2) 2013/4539/L	
Application Address			Drawing Numbers	
Witanhurst 41 Highgate West Hill N6 6LS			Refer to Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>1) Erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3).</p> <p>2) Internal and external alterations associated with the erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3).</p>				
Recommendation(s):		1) Grant Subject to a Section 106 Legal Agreement 2) Grant Listed Building Consent		
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	110	No. of responses	07	No. of objections	06
Summary of consultation responses:	<p>A site notice was displayed from 26/07/2013 and a public notice was published in the Ham & High from 01/08/2013.</p> <p>6 objections have been received from the occupiers of South Grove (2) and Highgate West Hill (4) citing:</p> <ul style="list-style-type: none"> • Noise associated with the construction process • Traffic congestion as a result of the construction process • Flooding associated with the basement construction • Loss of pedestrian walkway. • Visual impact <p>1 no objection has been received from an occupier of South Grove.</p>					
CAAC/Local groups comments:	<p>The Highgate CAAC raised objection:</p> <ul style="list-style-type: none"> • Size of enlarged basement on neighbouring properties • Health of the large TPO'd copper beech tree in the forecourt (waterlogging of the subsoil which will in effect 'drown' the roots of the tree) • The new basement also requires the re-positioning of replacement trees which were required under conditions in the original planning applications for the forecourt basement. These trees form an essential screen for Witanhurst when viewed from the Heath. <p>English Heritage and Thames Water were formally consulted and provided an assessment of the applicant's submitted information. The conclusions reached are material to the assessment of the current application and are outlined in paragraph 7.1-7.2 of the report.</p> <p>Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried</p>					

Site Description

The application site comprises a substantial neo-Georgian detached single family dwelling house. The property was built between 1913 and 1920 by George Hubbard for Sir Arthur Crosfield and is a Grade II* Listed Building. The building has an 'L' shaped form. Several garden structures, including the pergola, garden steps, retaining walls, gateway, fountain, pond and four sculptures surrounding the

pond in the Italianate garden are all Grade II listed. The tennis pavilion c 1913 (Listed Grade II), was designed by Sir Harold Peto.

The Highgate Village Conservation Area Statement specifically notes Witanhurst as being a building at risk as no viable use can be found for it. The building was placed on the English Heritage Buildings at Risk Register in 2000, and remains as such to date.

The site is surrounded to the North, East and South by the residential boundaries of the Grove and Highfield Grove.

Relevant History

2009/2597/P & 2009/2595/L - Non-determination APPEAL ALLOWED (23/06/2010) - Repair and reconstruction of boundary wall with associated tree removal and replanting on southern boundary facing Highgate West Hill (Option 3 of submitted structural report).

2009/3192/P & 2009/3195/L - LB & PP refused APPEAL ALLOWED (23/06/2010) – Construction of a basement in front forecourt area for ancillary residential use as part of Witanhurst House including associated planting, forecourt reinstatement and landscaping plus permanent vehicular access from Highgate West Hill (Class C3).

2009/3171/P - PP refused APPEAL ALLOWED (23/06/2010) - Demolition of the service wing and associated remodelling of front façade, forecourt reinstatement and landscaping. Construction of a 'Orangery' building to provide ancillary residential accommodation as part of Witanhurst House with associated link to main property, terrace, garden retaining walls and landscaping of eastern garden. In addition proposal for permanent vehicular access from Highgate West Hill.

2011/0511/P & 2011/0514/L - PP & LB granted (01/04/2011) - Reconstruction of the upper section of boundary wall forming curtilage of Witanhurst House (Class C3) with associated tree removal and planting.

2011/3037/P & 2011/3038/L - PP & LB granted (04/08/2011) - Dismantling and reinstatement of the lower garden retaining wall, including repair/replacing existing balustrades and steps, to the side elevation of existing residential dwelling (Class C3).

2011/5721/P - Construction of a replacement tennis court, new tennis pavilion, glasshouse, tool shed, garage and service area within the grounds (northern west part) of existing house. (Class C3). This application was withdrawn to amend the design of the scheme, specifically moving the tennis pavilion away from the site boundary and the consolidation of the pergola design, in addition to submitting an acceptable Construction Management Plan, to form part of a subsequent application.

2012/0266/P & 2012/0335/L – PP & LB Granted (19/03/2012) - The construction of a retaining wall and refacing of the existing boundary wall shared with 1 The Grove.

2012/2068/P – PP Granted (29/05/2012) Construction of a replacement tennis court, new tennis pavilion, glasshouse, tool shed, garage and service area within the grounds (northern west part) of existing house (Class C3).

2013/1795/P & 2013/2227/L – PP & LB Granted (05/06/2013) Hard and soft landscaping works to lower garden and installation of plant to north west area to existing dwelling (Class C3).

2013/4759/P - Erection of 2 x Portland Stone columns in association with the extension of the existing porch to front facade of house (Class C3). This permission is yet to be determined.

2013/5060 - Construction of changing room facilities and associated plant beneath the north west corner of the replacement tennis court in association with the outdoor swimming pool at Witanhurst (Class C3). This permission is yet to be determined.

Relevant policies

National and Regional Policy

National Planning Policy Framework (2012)
London Plan (2011)

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

CS4 (Areas of more limited change)

CS5 (Managing the impact of growth and development)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP20 (Movement of goods and materials)

DP21 (Development connecting to the highway network)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

DP28 (Noise and vibration)

DP32 (Air quality and Camden's Clear Zone)

Highgate conservation area appraisal and management strategy (2007)

Camden Planning Guidance 2011:

CPG 1- Design: Chapters 1, 2, 3, 4 & 5

CPG 4- Basements and lightwells

CPG 6- Amenity: Chapters 1, 4, 6, 7 & 9

CPG 8- Planning obligations

Assessment

1. Proposal:

1.1 The applications propose:

- The erection of a two storey brick faced rear extension to the gate house, replacing an existing single storey extension.
- The erection of a single storey brick faced rear extension to the gate house, replacing an existing single storey extension.
- The replacement of the metal gates to the gate house with painted timber gates
- The excavation beneath the gate house (the replacement single and two storey extension only) and front forecourt area for the provision of an enlarged basement floor (offices, meeting rooms and staff accommodation) associated with the 2012 permission (2009/3192/P & 2009/3195/L).

1.2 The principal considerations material to the determination of this application are summarised as follows:

- Design
- Excavation works
- Adjacent residential amenity
- Trees

2. Design:

2.1 The architectural character and historical context of the gate house is a subservient structure to the main house, but representing a key part of Crossfield's plans for the Witanhurst Estate in the early part of the last Century. Some of this significance has been lost through a combination of neglect and inappropriate alterations. The proposals are intended to bring the gate house back into full beneficial use in its original intended role as the point of entry and control of access to the Witanhurst site.

2.2 The original Seeley & Paget building was a compact, 2 storey structure, with two lodges set either side of a central archway leading to the driveway up to the main house. Single storey extensions located to the rear of the Gatehouse flanked the archway.

2.3 The gatehouse was further extended to the north in the 1970's, following the same design principles, if being less well executed in terms of quality and detail, to provide an additional archway and single storey extension to the rear, against the boundary wall with The End House on The Grove.

2.4 The interior arrangement of the gate house has been subject to minor alterations where the basic plan form remains largely intact.

2.5 The proposal would require the demolition of the central and southern single storey extensions to the rear, the external steps of the gatehouse and the replacement of the main gates. The flat roof to the westernmost single storey extension would be replaced with a hipped roof, whilst the main gate house structure would remain.

2.6 The centre single storey extension is a later or rebuilt addition to the gate house, whereby its demolition would not cause harm through loss of historic fabric

2.7 The southern single storey extension is likely to form part of the original construction of the gate house. Upon inspection by the Conservation and Design officer, it is considered this element is in very bad repair externally, offering numerous types of facing bricks whilst the internal space is of no interest.

2.8 The proposed two storey central extension and single storey southern extension would be rebuilt using reclaimed (from demolition of existing) bricks and those which match the gate house. By virtue of their size, detailed design and proximity to both public and private views, the replacement extensions would remain subordinate to the gate house and the setting of the main house.

2.9 The reconstruction of two of the rear extensions will allow for an improved architectural treatment of these wings in a more sympathetic manner that retains and enhances the significance of this structure and the settings. The original curved walls accommodating the curved internal stairs, leading from the ground floor to the first floor, will be preserved, whilst the remaining parts of the gate house would be retained and repaired using good conservation methods and workmanship adopted on the main house.

2.10 To further improve the appearance of the gatehouse and the setting of the forecourt, the flat roofs of the extensions shall be replaced hipped roofs. The roofs shall be covered with handmade clay plain tiles, set behind a continuous parapet wall with hidden lead gutter linings, reflecting the principal detailing of the roof of the original gatehouse building

2.11 On balance, the Conservation and Design officer considers the limited loss of the southern single storey extension and alteration to the main gates is outweighed by the overall benefit of improving and upgrading the gatehouse.

2.12 With specific regard to the enlarged basement, access would be via the central extension and lie beneath the replacement extensions but not beneath the footprint of the gate house. Constructed with bored piles, the basement floor would be set away from the main body of the listed gate house building to minimise any potential for disruptions to the footings of the listed building. Therefore underpinning of this structure can be limited to the areas where the original curved walls are to be preserved and the location of the new internal stair leading into the basement. Given that no changes to the front forecourt area would take place as a result of this proposal, the basement would be concealed and not therefore harm the character and appearance of the gate house, the main house and the wider conservation area.

2.8 Within this context of design related issues, the proposal would not harm the special architectural and historic interest of the adjacent listed buildings.

3. Excavation

3.1 The proposed basement will have a plan area of 180sqm, approximately 26m long, 7m wide, with a bend at the southernmost end of the gate house. The basement would be 5.5m below ground floor level, compared to the main basement floor level (2009/3192/P & 2009/3195/L) of 17m below ground floor level. The majority of the basement would be beneath the front forecourt area, whilst parts of the basement shall be under the western end of the gate house, specifically the replacement extensions.

3.2 The applicants have submitted a comprehensive Basement Impact Assessment (stages 1-4) by HR Wallingford Ltd, reviewed by suitably qualified professionals.

3.3 With regard to groundwater flows, a basement above an aquifer, as in this instance requires specific ground investigations. The assessment includes 2 borehole tests within the courtyard 10m from the gatehouse, to a depth of 11m. Ground water was encountered at 11m depth. The proposed basement at 6m in depth would not therefore extend beneath the water table. Given the site is a significant distance from the nearest watercourses, springs and underlying groundwater levels, the

assessment identifies no significant issues related to ground water flows and local hydrogeology.

3.4 With regard to land stability and the adjoining buildings, natural ground slopes in the area are relatively shallow whilst the application site is located some distance away from watercourses and potential spring lines. The applicant has identified each of the above issues and fully addressed them within the BIA, including the nature and extent of piling and underpinning proposed as part of the construction phase, all of which would mitigate stability issues to the gate house and main house.

3.5 Turning to surface flows and flooding, the site is not located within a flood risk area, although part of the site is set within the catchment area of the Hampstead Heath ponds. The existing surfaces and drainage systems will be reinstated. Therefore, no change in terms of permeable/impermeable areas shall result from this proposal, thereby limiting any increase in the amount or rate of runoff. The assessment therefore identifies no significant issues related to surface flows and flooding.

3.6 It is considered that the submitted Basement Impact Assessment and associated documents comprehensively comply with the requirements of policies DP23 and DP27, and CPG4, with particular consideration and analysis of groundwater flows, surface flow and flooding and land stability to the main dwelling and those in the wider area.

3.7 Within this context of excavation related issues, the proposal would not harm the built and natural environment and local amenity or result in flooding or ground instability.

3.8 Given the size, scale and existing basement works to taking place on site, a condition shall be attached to ensure a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration .

4. Amenity

4.1 Given the location of the proposed basement beneath the courtyard and parts of the reconstructed gatehouse, the proposal would not harm the amenities of adjoining occupiers, in terms of access to sunlight, daylight, visual bulk or sense of enclosure.

4.2 With particular regard to privacy, concern has been raised as to the loss of privacy for the occupiers of The End House on The Grove, 12m from the proposed first floor flank window facing north within the two storey rear extension. To mitigate this issue the window shall be obscurely glazed and fixed shut, secured by way of condition.

4.3 No external manifestation of the services within the basement are proposed, therefore noise or vibration issues attributable to the services installations within are limited. With this in mind however, the applicant has submitted an acoustic report and background noise survey associated with the proposed plant within the basement which includes calculations of predicted noise levels to support compliance with the Council's standards.

5. Transport

5.1 The applicant has submitted a draft Construction Management Plan (CMP) in compliance with the Council's required standards in order to minimise disruption, with particular regard to traffic management and its potential impact upon the occupiers of the neighbouring properties. Given the extent of the proposal and the associated works already taking place on site, it is considered appropriate to secure a CMP by way of a s106 legal agreement. The proposal complies with the requirements of the Council's transport policy, specifically, DP20.

6. Trees

6.1 The applicant has submitted details regarding the quality of trees on site and the implications of the proposal. No trees are to be removed as part of this proposal. The Root Protection Areas (RPA) to the adjacent trees (Beech- Cat B, Copper Beech Cat-B, Common Lime Cat-C) shall be retained. Areas of hardstanding around the Copper Beach shall be replaced with soft landscaping.

6.2 The Council's Trees and Landscape Officer has assessed all relevant submitted details and is satisfied no trees of significance shall be lost, subject to specific recommended conditions for the retention and protection from damage of the remaining trees.

6.3 Three additional trees (shown on plan) along the boundary are to be planted in relation to a prior permission.

7. Other Material Considerations

7.1 The site is located within a designated area of archaeological priority which may contain surviving archaeological deposits. The Greater London Archaeology Service has recommended an archaeological investigation is undertaken prior to commencement of the development. In line with consent granted in 2010, a consistent archaeological condition has been attached to this permission.

7.2 An informative shall be attached notifying the applicant is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer, noted on behalf of Thames Water

7.3 An informative shall be attached notifying the applicant that noise from demolition and construction works and sound insulation between dwellings is subject to control under the Building Regulations and/or the London Buildings Acts.

7.4 In terms of sustainability, the scale of development proposed is below the threshold for policy requirements in respect of 20% of energy use to be provided by on-site renewables.

8. Community Infrastructure Levy (CIL)

8.1 The proposal will be liable for the Mayor of London's CIL Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £9,000 (180sqm x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

9. Conclusion

9.1 The proposal has been carefully considered to prevent harm to the listed building and character of the wider conservation area. The proposed basement, by virtue of its size and independent position is considered moderate, subordinate and ancillary of the listed building and site as a whole. The distance from neighbouring buildings would prevent undue harm being caused to adjoining listed buildings. The connection with the existing house would be in the form of a simple opening in the corridor of the existing basement and the only external works would be a rooflight adjacent to the patio wall which would be suitably screened by planting.

Recommendation:

- 1) Grant Planning Permission subject to a Section 106 Legal Agreement
- 2) Grant Listed Building Consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 9th September 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'