

PLANNING STATEMENT

**Application for planning and listed building consent for
works to the Gatehouse at Witanhurst**

At

**Witanhurst
41 Highgate West Hill
London**

**ON BEHALF OF
Safran Holdings Ltd**

July 2013

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1.0 INTRODUCTION

1.1 This Statement is submitted in support of an application for planning and listed building consent for the restoration and extension of the Gatehouse at Witanhurst.

1.2 Witanhurst House and grounds have been the subject of a number of recent consents for the restoration of the property as a family dwelling by the current owners. The works to the Gatehouse that this application seeks consent for are in accordance with this ongoing process of restoration and renovation.

1.3 This Statement sets out the details of the application proposals and the context of the site and heritage assets. The proposals are assessed against the relevant national and local planning policies and it is demonstrated that the works are in accordance with these policy requirements.

1.4 For reference, the following documents are also submitted to accompany this Statement:

- Heritage Statement
- Design and Access Statement
- Structural Report
- Basement Impact Assessment
- Archaeological Report
- Arboricultural Implications Report
- Noise and Vibration Report.

2.0 THE SITE AND PLANNING HISTORY

The Site

- 2.1 Witanhurst is a Grade II* listed House set within grounds of over 5.7 acres. A number of structures within the grounds are Grade II listed and the site lies within the Highgate Conservation Area.
- 2.2 Through the restoration of Witanhurst and its grounds since 2009 the House and listed structures have been brought away from Risk and returned to their significance as a grand family house and estate.



Figure 1: Witanhurst Gatehouse

- 2.3 The Gatehouse is located at the entrance to Witanhurst at the north-east corner of the site. The Gatehouse functions as the principal vehicular and

pedestrian entrance for the House and as ancillary accommodation to the main residential use. The Gatehouse is itself listed as a Grade II building.

- 2.4 Witanhurst House dates from 1913 – 20. The Gatehouse formed a later addition to the estate in 1929 following the realignment of the main drive to the east of the site. The building is formed of three Lodges, the centre and southern Lodges being the original design and the northern Lodge being the modern addition. The main drive is accessed through two gateways and each Lodge has a single storey rear extension. The rear of the Gatehouse directly faces the front façade of the House. The Gatehouse is accessed from Highgate West Hill and has a small forecourt to the front.
- 2.5 Internally, the use and layout of the Gatehouse reflected its function as ancillary service accommodation. Since the restoration of Witanhurst by the current owners, from 2009 the Gatehouse has been used to house the site management team and as the site entrance for construction vehicles and personnel.

Planning History

- 2.6 The recent planning history for the House and grounds relates to its restoration as a family dwelling. The restoration of the property by the current owners is continued through the proposed works to the Gatehouse. Recent planning history for the Gatehouse relates only to the construction of temporary vehicular ramps to facilitate development at the site. These works were approved via the discharge of conditions (refs. 2010/3726/P & 2010/3710/P).
- 2.7 The planning history available for the Gatehouse itself consists of an application for change of use of the ground and part first floors of the North and South Lodges from residential to offices (22 May 1991). This was refused as the loss of existing residential accommodation and the increase in office accommodation was contrary to planning policy at the time. In addition, the change of use was considered to have an adverse effect on the character and appearance of the Conservation Area through the

introduction of an office use into a predominantly residential location (ref. PL/9003554).

- 2.8 An application for the construction of an additional gate and Lodge to the Gatehouse was permitted in 1966. Permission was granted for the extension of the existing entrance lodges to form a third lodge and the provision for an additional driveway entrance at Witanhurst (ref. CTP/B10/5/A/1349).

3.0 PROPOSAL DESCRIPTION AND PRE-APPLICATION ADVICE

Description of Proposals

- 3.1 The proposed works to the Gatehouse are in order to restore the building as a Listed structure and to facilitate the function and service of the Gatehouse as intended as the entrance to the House and estate.
- 3.2 The works proposed to the Gatehouse are the removal and reconstruction of two rear extensions, restoration of the Gatehouse and construction of a basement link between the Gatehouse and existing basement.



Figure 2: Rear of the Gatehouse

Removal and Reconstruction of Rear Extensions

- 3.3 The existing rear extensions to the Gatehouse have previously been the subject of unsympathetic alterations and repairs (see Figure 2). With the alterations made to the Gatehouse in the 1970s, the appearance of the

rear of the Gatehouse detracts from the overall appearance of the building. The form and fenestration of the rear extensions appears unbalanced and not in-keeping with the significance of the building as the entrance to the Witanhurst estate. The rear of the Gatehouse is an important part of the setting of Witanhurst House as a Grade II* Listed building and its appearance is currently considered to detract from the setting of the Listed building and the overall character and appearance of the forecourt.

3.4 It is therefore proposed to carefully remove the centre and southern rear extensions of the Gatehouse and reconstruct these extensions including alterations to the form and fenestration of the structures, in order to enhance the appearance of the building and the setting of the Listed building. In the removal of the rear extensions all the materials will be carefully removed and stored for their reuse in the reconstruction. It is proposed to replace the flat roofs of all the rear extensions with pitched tiled roofs to match the existing Gatehouse roof and incorporate an additional storey to the centre extension. This is in order to re-balance the form and enhance the appearance of the rear elevation, in accordance with the existing appearance of the Gatehouse, whilst ensuring the rear extensions remain subservient in character to the main Lodges. In addition to the reuse of existing materials, all proposed materials will be specified to match the existing use of materials for the Gatehouse.

3.5 The removal of the centre and southern rear extensions excludes the removal of the existing curved feature walls which connect the main Gatehouse Lodges with the rear extensions. These will be retained in situ as an original characteristic of the building. All works will be sympathetic to the character and fabric of the building, such as the replication of the decorative cornice and brickwork detail of the existing building. Please see the Design and Access Statement for further details of the proposed works.

Restoration of the Gatehouse

3.6 The works proposed for the restoration of the Gatehouse are for the careful and sympathetic like-for-like repair of the existing building. Through the

long-term vacancy of Witanhurst prior to the current owners, the Gatehouse structure was not maintained and fell into disrepair (please see Gatehouse Condition Report for the details of the survey of the existing condition of the Gatehouse). Although the condition of the building generally requires localised repairs, for example to brickwork and pointing, there are some areas where existing disrepair will require like-for-like replacement, for example the southern bay window, in order to preserve the architectural and historic significance of the building. Please refer to Section 3 of the Heritage Statement and Section 5 of the Gatehouse Condition Report for a schedule of the recommended conservation repairs.

- 3.7 Internally, the existing Gatehouse has previously undergone limited modern refurbishment works and appears to have lost some original features such as skirting and architraves. It is proposed to retain the general plan and layout of the Gatehouse and retain and restore original features where they exist such as timber panelled doors and the curved timber staircases in the centre and southern Lodges.
- 3.8 The proposed internal alterations to the Gatehouse are required to facilitate the use of the Gatehouse as the primary vehicular and personnel entrance to the House and estate and house the necessary service accommodation. The proposals have been designed to minimise alterations to the original fabric of the Gatehouse whilst enabling the use of this entrance facility for modern service requirements. The proposals to update the use of the Gatehouse, such as installing insulation and slim line double glazing units, will retain original built fabric through the careful uplifting and replacement of floorboards and the refurbishment of window frames. Please see the Design and Access Statement and Section 3 of the Heritage Statement for further details of internal works.

Construction of Basement Link

- 3.9 In order to facilitate the use of the Gatehouse as the staff and service entrance for Witanhurst it is proposed to construct a single-storey basement to the rear of the Gatehouse, linking with the existing basement

of the House. This will provide access from the entrance to the site to the service and back-of-house facilities in the existing basement. The proposed basement link will provide facilities for staff and allow for service access to the House without impacting upon the appearance or setting of the Listed buildings. The proposed basement forms an extension to the use of the Gatehouse as ancillary service accommodation to the House. The proposed basement will also further enable the use of the Gatehouse for modern entrance and access requirements without impacting upon the Listed building. Please see the Design and Access Statement for further details of the proposed basement.

Pre-application Advice

- 3.10 Pre-application advice was sought on the proposed development from the Council and English Heritage through a site meeting held on 21 May 2013. The site meeting was attended by Gideon Whittingham (Planning Officer) and Charles Rose (Conservation Officer) of London Borough of Camden, Claire Brady (Inspector of Historic Buildings and Areas) of English Heritage, Owen Architects, Scott & Twine Architects and Planning Potential.
- 3.11 At the site meeting the draft proposals were discussed and the exterior and the interior of the Gatehouse viewed. Overall, discussions of the proposals were positive and no in principle objections were raised by officers. The following recommendations were made by officers to inform the submission of an application, which have all been incorporated into the final design of the proposals.
- Retention of the curved walls connecting the main Lodges to the rear extensions as a feature of interest.
 - Retention of the original internal curved staircases in the central and southern Lodges as a feature of interest.
 - Retention of original brick pilaster on rear of main central Lodge as a feature of interest in the construction of the additional storey.
 - Use of brick arch for lift access opening to reflect brick arch to adjacent entrance door, to be in-keeping with original design.

- Acceptability of panelled wooden entrance gates in accordance with original gate design.

3.12 Pre-application advice has also been gained from English Heritage Greater London Archaeology Advisory Service by Stewart Hoad (Project Manager) of Museum of London Archaeology. As detailed in Section 2.6 of the Archaeology Report, pre-application advice has been sought with respect to the archaeological potential of the site in relation to the development proposals. Sandy Kidd (Principal Archaeology Advisor) of the Archaeology Advisory Service has confirmed that, given the previous investigations undertaken at the site, there is no archaeological interest which would require any further archaeological work be undertaken for the construction of the proposals.

4.0 PLANNING POLICY POSITION

National Planning Policy Framework (March 2012)

- 4.1 The NPPF sets out the Government's planning policies and how these are expected to be applied. Chapter 12 relates to conserving and enhancing the historic environment.
- 4.2 Paragraph 128 requires applicants to describe the significance of any heritage assets affected by development, including any contributions made by their setting. The level of detail should be proportionate to the asset's importance.
- 4.3 Paragraph 129 states that when considering the impact of application proposals on a heritage asset, local planning authorities should take into account an assessment of the particular significance of any heritage asset affected, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 4.4 Paragraph 131 requires that, in determining applications, local planning authorities should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.5 Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 4.6 Paragraph 137 states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Core Strategy (November 2010)

- 4.7 Camden's Core Strategy sets out the strategic policies for the Borough. Policy CS14 promotes high quality places and seeks to conserve Camden's heritage. Specifically the policy requires development of a high standard of design that respects local context and character and seeks to preserve and enhance Camden's heritage assets and their settings.
- 4.8 Also of relevance is Policy CS5 which seeks, among other objectives, to provide sustainable buildings and spaces of high quality which protect and enhance the local environment and heritage and the amenity and quality of life of local communities, without having a harmful impact on adjoining neighbours.

Camden Development Policies (November 2010)

- 4.9 The Development Policies DPD sets out detailed planning policy for Camden. Policy DP23 requires developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding.
- 4.10 Policy DP24 seeks to conserve the Borough's heritage and requires developments to consider the character and proportions of the existing building, the character, setting, context and the form and scale of neighbouring buildings, the quality of materials to be used and the appropriate location for building services equipment.

- 4.11 The policy supports the re-use of existing buildings, identifying that many historic buildings display qualities that are environmentally sustainable. The retention and adaptation of existing buildings is encouraged by the Council.
- 4.12 The policy also requires development to consider existing natural features such as trees and development will not be permitted which fails to preserve or is likely to damage trees on a site which makes a significant contribution to the character and amenity of an area.
- 4.13 Policy DP25 seeks to conserve the Borough's heritage assets. The policy seeks the maintenance of the character of Conservation Areas, through only permitting development within Conservation Areas that preserves and enhances the character and appearance of the area.
- 4.14 With respect to listed buildings, the policy seeks to preserve and enhance listed buildings through only granting consent for alterations to a listed building where it is considered that this would not cause harm to the special interest of the building. The policy identifies that the setting of a listed building is of great importance and that the value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its setting. Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building.
- 4.15 In relation to archaeological assets, the policy seeks to protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting.
- 4.16 The policy also seeks the preservation of trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.
- 4.17 Policy DP26 seeks to manage the impact of development on occupiers and neighbours and protect the quality of life of occupiers and neighbours by

only granting permission for development that does not cause harm to amenity.

- 4.18 Policy DP27 states that basement development will only be permitted where it does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Proposals are required to maintain the structural stability of the building and neighbouring properties, avoid adversely affecting drainage and run-off or causing other damage to the water environment, and avoid cumulative impacts upon structural stability or the water environment in the local area.
- 4.19 The policy identifies that basement developments can help to make efficient use of the Borough's limited land and it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment.
- 4.20 The policy requires that basement development should not lead to the loss of trees and that sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees, including the consideration of the root protection zones needed.
- 4.21 Policy DP28 seeks to ensure that noise and vibration is controlled and managed and resists development likely to generate noise pollution and development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Camden Planning Guidance (April 2011)

- 4.11 The adopted revised Camden Planning Guidance provides guidance on the design of new development and supplements the policies contained within the Core Strategy and Development Policies DPD, including those discussed above.

- 4.12 CPG1 Design Chapter 3 is concerned with development affecting any element of the Borough's historic environment and seeks to preserve, and where possible, enhance Camden's architectural heritage. It is identified that Camden has a rich architectural heritage with the Local Authority seeking to preserve, and where possible, enhance these areas and buildings. Development will only be permitted within conservation areas which preserves and enhances the character and appearance of the area.
- 4.13 The CPG states that in assessing applications for listed building consent, considerations include the original and historic materials and architectural features, original layout of rooms, structural integrity and character and appearance. Proposals are expected to retain original or historic features, repairs to be made in matching materials, and seek to respond to the special historic and architectural constraints of the listed building.
- 4.14 CPG4 Basements and Lightwells gives advice on how planning policies will be applied when making decisions on new basement development or extensions to existing basement accommodation. The key principles of the guidance are that basements will only be permitted where they do not cause harm to the built and natural environment and local amenity, result in flooding or lead to ground instability.
- 4.15 CPG6 Amenity sets out guidance to sustainably manage growth so that it avoids harmful effects on the amenity of existing and future occupiers and to nearby properties. Chapter 8 sets out key principles for construction management plans to ensure developments do not damage nearby properties or the amenity of neighbours. It is identified that construction management plans are a proactive way of dealing with construction issues and are used to set out the measures a developer should employ in order to reasonably minimise and manage the detrimental effects of construction on local amenity or highway safety.

Highgate Conservation Area Appraisal (December 2007)

- 4.17 The Highgate Conservation Area Appraisal intends to set out a clear indication of the Council's approach to the preservation and enhancement of the area, to be used by the Council in the assessment of all development proposals.
- 4.18 The Appraisal makes specific reference to Witanhurst, considering the property to be at risk as no viable use had been found for it at the time. Arising from the lack of maintenance, Witanhurst's buildings and structures were recorded as detracting from the character of the Conservation Area.
- 4.19 The property falls within the Fitzroy Park sub-area. It was noted that the house and garden structures were fast deteriorating due to vacancy and had consequently been listed on the English Heritage Buildings at Risk Register for a number of years. Larger properties, such as Witanhurst, are identified as being at risk as no viable use can be found for the house, gardens and outbuildings.
- 4.20 The Gatehouse itself is recorded as follows:

At the junction of South Grove and The Grove are North and South Lodges (listed grade II), the entrance to Witanhurst, facing the open space created by the junction. They form a large gatehouse c1929 by the Hon J A Seely and P Paget, in multi-coloured stock brick with hipped tiled roof and two segmental-arched vehicle entrances in a neo-William and Mary style. The building is currently under-occupied, and is deteriorating due to a lack of maintenance.

The two-storey North and South Lodges (listed grade II) flank the main entrance adjacent to No 1 The Grove. The left hand side of the gatehouse was designed c1929 by Seeley and Paget, while the right hand side was extended in the later 20th century.

5.0 PLANNING ASSESSMENT

- 5.1 As discussed in Section 4, the NPPF requires that the significance of any heritage assets affected by development be described and that it is desirable that this significance be sustained and enhanced.

Significance of the Listed Building

- 5.2 The Listed Building Entry Record for the Gatehouse is at Appendix C of the Heritage Statement. The significance of the Gatehouse is considered to be its design by Seeley and Paget and its association with Witanhurst House. The significance of the Lodges lies primarily in their location at the junction of Highgate West Hill and The Grove, demarcating the entrance to the site, and acting as the 'public' façade of the property.
- 5.3 Regarding the significance of this part of the Highgate Conservation Area, the Conservation Area Appraisal identifies the character as derived from the close relationship between the topography, the soft landscape and the groups or individual houses built within it. It is identified that the area retains its original atmosphere of houses set in large gardens with many mature trees and boundaries in keeping with the rustic character.

Assessment of Proposals

- 5.4 In accordance with NPPF paragraph 129 and to minimise conflict between the conservation of the heritage asset and the development proposals, care has been taken in the design of the proposals to retain features of interest. In accordance with the pre-application advice received, original features such as the curved external walls and curved internal staircases have been retained in the restoration of the Gatehouse for its use as a site entrance. The provision of service accommodation in the basement link also allows for the function of the Gatehouse without having a harmful impact upon the heritage asset or its setting. Overall, and in accordance with Policy DP25, the proposals seek to conserve the Gatehouse as a heritage asset, including in views within the Conservation Area, whilst

enabling the use and function of the Gatehouse as part of the restoration as Witanhurst as a family dwelling.

- 5.5 In accordance with NPPF paragraph 133 and Core Strategy Policy CS14, the proposals have been designed and detailed in order to sustain and enhance the significance of the heritage asset, whilst enabling the use of the Gatehouse consistent with its conservation. The proposals sustain and enhance the significance of the heritage through retaining features of historic and architectural interest, undertaking sympathetic and like-for-like repairs where deterioration of the built fabric exists, and minor alterations seek to enhance the appearance of the building following previous unsympathetic works, in-keeping with the original character of the building.
- 5.6 Further the proposed works will enable the viable use of the heritage asset, consistent with its conservation. The restoration works proposed to the Gatehouse will preserve its value for future generations whilst the development proposals will enable the building to be used as originally intended, as well as enhancing the sustainability of the building. The proposals for the restoration and viable use of the Gatehouse will also enhance the contribution the building makes to the local character and distinctiveness of the Highgate Conservation Area.
- 5.7 NPPF Paragraph 134 requires less than substantial harm to heritage assets to be weighed against the benefits of proposals, including securing viable use. The proposed alterations to the Gatehouse are intended to enhance the appearance of the Gatehouse in accordance with its historic significance. The alterations are not considered to cause harm to the significance of the Gatehouse as the entrance to the site and acting as the 'public' façade of the property at the location at the junction of Highgate West Hill and The Grove. The proposals seek to conserve and restore this public façade of the building and the proposed alterations to the rear of the Gatehouse are also considered to enhance the setting of Witanhurst House as a Grade II* listed building, including the setting of the forecourt as the formal entry for the property. The restoration and viable use of the

Gatehouse is considered to preserve and enhance the character and appearance of the Conservation Area.

- 5.8 Notwithstanding this, should it be considered that the proposals do cause harm to the listed building, given the scope, design and specification of the proposals, the alterations are considered only to have the potential to cause less than substantial harm to the heritage asset given its significance. In this case, when weighed against the public benefit of securing the optimum viable use of the Gatehouse, in accordance with the restoration of Witanhurst and removing the assets from Risk, it is considered that the benefits of preserving the heritage assets for future generations outweighs any harm.
- 5.9 In accordance with NPPF paragraph 137, the proposals are considered to enhance and better reveal the significance of the Gatehouse as a heritage asset, enhance the setting and significance of the House and enhance the character and appearance of the Conservation Area.
- 5.10 In accordance with Policy CS5, the proposals are considered to sustainably restore the building with a high quality design and specification. In accordance with Policy DP24 the proposals provide for the sensitive re-use of a historic building. In accordance with Policy and CPG1, the proposals have been carefully designed and considered to respect the character and proportions of the existing building and the context and setting of neighbouring buildings within the conservation area. As detailed in the Heritage Statement and Gatehouse Condition Report, the alterations and repairs to the building will make use of high quality materials specified to match the existing use of materials. Further, where unsympathetic repairs or alterations have previously been undertaken, the built fabric will be restored with materials to match the original built fabric. Inappropriate services and fixtures are to be carefully removed and new services are to be installed so as not to harm the appearance or fabric of the building (see Noise and Vibration Report with regard to installation of services).

- 5.11 The proposed basement link has been designed and is to be constructed so as to protect local amenity and without having a harmful impact on adjoining neighbours, in accordance with Policy CS5. In accordance with Policy DP23, and as detailed in the Basement Impact Assessment, the proposed basement will not increase flood risk or impact upon upstream and downstream groundwater flood risks.
- 5.12 In accordance with Policy DP27 and CPG4, and as demonstrated in the Basement Impact Assessment and Structural Report, the proposed basement will not cause harm to the built and natural environment. The proposals will maintain the structural stability of the building and neighbouring properties and will not cause harm to ground stability. The basement will not adversely affect drainage and run-off or cause any harm to the water environment, including cumulative impacts. In accordance with Policy CS27 the provision of the basement will make an efficient and sensitive use of land in the context of the heritage assets of the Gatehouse, House and conservation area, and their settings.
- 5.13 In accordance with the above policies, DP26 and CPG6, the proposals will not result in harm to the amenity of the local area. In order to manage the construction of the development, particularly effects on nearby properties and neighbours and highway safety, a Construction Management Plan has been prepared. This will minimise and manage the effects of construction and in order to secure the implementation of the Plan a draft Section 106 Agreement is submitted with this application.
- 5.14 In accordance with Policies DP24 and DP27 the proposals will not impact upon or result in the loss of trees at the site or within the Conservation Area. The protection of the Copper Beech tree within the forecourt is detailed within the Arboricultural Implications Report.
- 5.15 As detailed in the Archaeological Report, the proposals will not have any impact on archaeological assets. In accordance with the pre-application received, and through previous archaeological investigations at the site, there is not considered to be any archaeological interest or potential for

significant surviving remains which could be impacted upon by the development.

- 5.16 As detailed in the Noise and Vibration Report and in accordance with DP28, services are proposed to be installed so as to ensure there is no noise or vibration impact attributable. Where plant is proposed for extraction for the basement link, this is to be mounted in basement service areas to prevent any noise or vibration impact. The proposed ventilation system will not have any impact upon local amenity.

6.0 CONCLUSION

- 6.1 Overall, the proposals form part of the ongoing process of restoration and renovation of Witanhurst as a grand family dwelling. The proposed works are to facilitate the use of the Gatehouse as the principal entrance to Witanhurst and to restore and conserve the building.
- 6.2 The proposals seek to preserve and enhance the character and appearance of the Highgate Conservation Area and enhance the appearance of the Gatehouse as part of the setting of Witanhurst.
- 6.3 The proposals seek to contribute to the setting of the forecourt at Witanhurst and are considered to preserve the significance of the Gatehouse as the entrance to the site and acting as the 'public' façade of the property. The proposals pay full respect to the character and appearance of the listed building, the setting and the context of the site.
- 6.4 As discussed previously, the Conservation Area Appraisal states that Witanhurst House and the structures within its curtilage are in need of restoration and re-use, much of which has now been undertaken. It is identified that the buildings and structures were detracting from the character of the Conservation Area and that the Gatehouse itself is under-occupied and deteriorating. The proposals will ensure the use and restoration of the Gatehouse, enhancing the Conservation Area.
- 6.5 In accordance with local policy and the NPPF, the proposals sustain and enhance the significance of the heritage assets and put the Gatehouse to viable use consistent with its conservation. The use and restoration of the Gatehouse will contribute to the sustainable community and make a positive contribution to local character and distinctiveness.
- 6.6 The proposals will better reveal the significance of the heritage assets and preserve those elements of the setting that make a positive contribution to the significance of the assets. The proposals will secure the optimum viable use of the assets for future generations.