

Delegated Report		Analysis sheet	Expiry Date:	20/06/2013
		N/A / attached	Consultation Expiry Date:	30/05/2013
Officer			Application Number(s)	
Hannah Walker			2013/2413/L	
Application Address			Drawing Numbers	
Witanhurst 41 Highgate West Hill London N6 6LS			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Retrospective internal alterations to Ground Floor Room G.19				
Recommendation(s):		Grant Listed Building Consent		
Application Type:		Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Site notice/press notice – no responses.</p> <p>English Heritage have granted flexible authorisation.</p>					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

Witanhurst is a Grade II* listed detached house dating from 1913-20, built by George Hubbard for Sir Arthur Crosfield. The building incorporates part of Parkfield, an early 18th century house enlarged in 1881 and 1894. The building is red brick with stone dressings, tiled roof slopes, dormers and tall brick chimneystacks. The building is located within the Highgate Conservation Area.

Relevant History

Listed Building Consent (2009/3000/L) for "Internal restoration works to grade II* listed building in association with the creation of a single family dwelling house" was **granted** on 29 December 2009.

Relevant policies

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)

Assessment

This application is for works to room G.19, which is known as the Boot Room. This space was originally the Butler's Pantry and appears unaltered in terms of its general plan and spatial quality.

The proposals are for the creation of additional toilet facilities at ground floor level. The works had been partially completed when I visited the site and the timber panelling that was previously in situ had been removed. Plasterboard partitions had been installed.

Although the proposed works would subdivide the space I am satisfied with the applicant's reasoning that the single WC at this floor level is not consistent with the use of the main entertaining spaces that are a key feature of the building. From examining the ground floor layout there is no other logical space that could accommodate additional facilities and the former Boot Room is well located for the dining and ballrooms. Furthermore, the subdivision of the space is reversible. However, if the proposals had been the subject of pre application discussions the Council would have sought the retention of the timber panelling beneath any new partitioning and wall finishes. Given what has been lost it is vital that the proposed scheme reflects the former character of the space in terms of its design and detailing.

The toilets have been located such that a new hallway, lit by the existing windows, is created. Doorway DG48 is to be relocated within its partition, to correspond with the door into the main hallway. This is not considered harmful as the doorway provides access into a secondary staircase with no impact on the principal ground floor spaces.

The overly ornate design of the space has now been revised and items such as scrolled brackets omitted. The original doors into the room are to be retained and their proportions and detailing used to inform the design of the new corridor beyond. The joinery within the room, including the doors into the toilets, fitted cupboards and elements of timber panelling are now of a simple design in an exposed oak finish that is suitable for the space and is in contrast to the high status panelling in the main ground floor entrance hall.

On balance, the works are considered acceptable and allow the building to function as a substantial single family dwelling with an emphasis upon lavish entertaining. The works are considered to preserve the special interest of the listed building. Recommend approval.

