

Delegated Report		Analysis sheet		Expiry Date:		25/06/2013	
		N/A		Consultation Expiry Date:		24/06/2013	
Officer				Application Number(s)			
Gideon Whittingham				2013/2534/P			
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)							
Details pursuant to condition 6 (archaeological investigations) of planning permission 2009/3192/P dated 23/06/2013 (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).							
Recommendation(s):		Approve details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups comments:		English Heritage 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 2.1-2.2 of the report.					

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

2009/3192/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).

This appeal decision is addressed in this report. The conclusions reached by the Inspector are material to assessment of the current application.

Relevant policies

National and Regional Policy

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

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)

Highgate Conservation Area Appraisal and Management Strategy (2007)
Camden Planning Guidance 2011

Assessment

1. Proposal:

1.1 The application proposes the discharge of condition No.6 namely:

No development shall take place within that part of the site to which this permission relates until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority in writing; archaeological investigations pursuant to this condition shall be carried out by an appropriately qualified investigating body.

2. Assesement

2.1 The applicant has submitted a method statement for an archaeological watching brief to support compliance with the attached condition. English Heritage has assessed the submitted report and considers that no archaeological work is necessary and the archaeological condition under this application has been satisfied.

2.2 The supporting information as discussed above is considered acceptable and as such, this condition should be discharged.

Recommendation: Approve details