

Delegated Report		Analysis sheet	Expiry Date:	20/06/2013
		N/A / attached	Consultation Expiry Date:	24/05/2013
Officer			Application Number(s)	
Hannah Walker			2013/2412/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 Billiard room staircase at ground floor to form new steps into basement level.				
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 chimneys. 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 the main staircase leading into the billiard room, which is situated at ground floor level. The main space is located at a lower level than the entrance landing and currently consists of a single flight of nine steps, located symmetrically, with a low bottle balustrade and handrail to the landing area.

The proposal is to modify the existing staircase so as to create access to the lower ground floor accommodation, specifically so as to create a direct route to the wine cellar which is located below the billiard room. The original application for refurbishment of the house provided access by an extension to the existing staircase in the main hall and it was anticipated that the wine cellar would merely form part of the lower ground floor service and ancillary spaces. The applicant now seeks direct access from this primary entertainment space.

These works had been completed at the time of the site visit. The works have been undertaken to a very high standard, with a large proportion of the fabric from the existing staircase salvaged and reused. New fabric such as the bottle balustrade, handrail, panelling and treads/risers exactly matches the original and the overall effect is seamless. Information has been submitted to demonstrate what will be visible from the billiard room when looking down to the lower ground floor service accommodation so as to ensure that these spaces do not intrude into the principal, high status space of the billiard room – this will consist of an enclosed hallway with a stone floor and simple French polished mahogany skirtings, doors and architraves. Although the entrance into the room will be altered in terms of its form, the overall effect is coherent and harmonious. The proposed works are not considered to harm the special interest of the listed building and still retain a direct point of access to the billiard room from the main ground floor hall of the house. Recommend approval.