

Delegated Report		Analysis sheet	Expiry Date:	05/07/2013
		N/A / attached	Consultation Expiry Date:	13/06/2013
Officer			Application Number(s)	
Hannah Walker			2013/2795/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)				
Submission of details in regard to condition 4 part d (fireplaces - the removal and reinstatement of fireplaces) of listed building consent dated 29/10/2009 (ref 2009/3000/L) for Internal restoration works to grade II* listed building in association with the creation of a single family dwelling house.				
Recommendation(s):	Approve Details			
Application Type:	Approval of Details (Listed Building)			

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:	Site notice/press notice – no responses. English Heritage have commented that “The submitted details are considered satisfactory to meet the requirements of the condition.”					
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 pursuant to condition 4 of listed building consent 2009/3000/L. This condition required the following:

“Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority, in consultation with English Heritage, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with prior approval in writing of the Council.”

Details have been submitted by the applicant pursuant to the second half of this condition relating to works to disturb or remove features. Consent was granted for a dividing wall to be removed between former rooms s.10 and s.13 on the 2nd floor of the property so as to create one larger space. Each smaller room originally had a fireplace meaning that the newly created room has two. Given the relatively small scale of the room, and that the fireplaces do not match in terms of materials or design, this is slightly incongruous. The applicant proposes to remove the simpler timber fireplace and store it for reuse elsewhere within the house or on the site, for example within the Gatehouse. The chimney breast will be blocked up and plastered to match the surrounding wall finishes. The proposed works are not considered contentious. The fireplace is to be removed carefully and its reuse on the site will ensure the fabric is not lost and that the surround will enhance the internal appearance of another space within the building. Recommend approval.