

Delegated Report		Analysis sheet		Expiry Date:	14/03/2012	
		N/A / attached		Consultation Expiry Date:	23/02/2012	
Officer			Application Number(s)			
Hannah Walker			2011/5935/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)						
Details pursuant to condition 2 (h) (upgrading works required to satisfy Fire and Building Regulations) of listed building consent granted on 29/10/2009 (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:		Press notice and site notice – no responses				
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, DP24 and DP25

Assessment

This application seeks the discharge of condition 2h of Listed Building Consent 2009/3000/L which requires the submission of details of any upgrading works necessary to satisfy Fire and Building Regulations.

Technical details of the early warning fire and carbon monoxide detection system have been submitted.

Generally each room has a single detection device attached at ceiling level, although in some larger rooms there will be more eg: the ballroom. These small white plastic discs are 50mm in diameter and are fitted flush within the ceiling. Any associated cabling will be contained within existing floor and ceiling voids.

Control panels for the equipment are to be located at 1st floor level within rooms F.04 (kitchen) and F.09 (linen store) and room S.20 (linen store) at 2nd floor level.

The equipment that is to be fitted is unobtrusive and will integrate essential services whilst preserving the special architectural and historic interest of the listed building. Recommend discharge of condition 2h.

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