

Delegated Report		Analysis sheet	Expiry Date:	22/12/2011
		N/A / attached	Consultation Expiry Date:	29/12/2011
Officer		Application Number(s)		
Charles Rose		2011/5414/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 12 (a), (b) and (c) (structural glazing, new external doors and new windows) of listed building consent granted on 23/10/11 on appeal (refs. APP/X5210/E/09/2119331 & 2009/3174/L) for removal of the service wing and consequential remodelling of front facade (residential) and forecourt reinstatement and landscaping. Construction of a building to provide residential accommodation as part of the Witanhurst House with linking building, terrace, garden retaining walls and landscaping of eastern garden plus permanent vehicular access from Highgate West Hill.				
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 and Site: No response					
CAAC/Local groups* comments: *Please Specify	N/a					

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. The gardens are designated in the London Borough of Camden's Unitary Development plan (2006) as Private Open Space. 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, and is said to have been used by the Queen of England when she played tennis here as a young girl.

Relevant History

2009/3174/L - GRANTED on appeal 23/06/2010 - Removal of the service wing and consequential remodelling of front facade (residential) and forecourt reinstatement and landscaping. Construction of a building to provide residential accommodation as part of the Witanhurst House with linking building, terrace, garden retaining walls and landscaping of eastern garden plus permanent vehicular access from Highgate West Hill.

Relevant policies

LDF Core Strategy and Development Policies

CS14 and DP25

Assessment

Consent is sought to discharge details of structural glazing, new external doors and new windows pursuant to 12 (a), (b) and (c) (of listed building consent granted on 23/10/11 on appeal (refs. APP/X5210/E/09/2119331 & 2009/3174/L) for removal of the service wing and consequential remodelling of front facade (residential) and forecourt reinstatement and landscaping. Construction of a building to provide residential accommodation as part of the Witanhurst House with linking building, terrace, garden retaining walls and landscaping of eastern garden plus permanent vehicular access from Highgate West Hill.

The details and materials have been largely complete and the work inspected on site.

The works have been completed to a high standard to match the details shown in the approved drawings. The details are considered satisfactory to meet the requirements of the conditions. I recommend the conditions be discharged.

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