

Delegated Report		Analysis sheet	Expiry Date:	03/01/2012
		N/A / attached	Consultation Expiry Date:	22/12/2011
Officer			Application Number(s)	
Charles Rose			2011/5605/L	
Application Address			Drawing Numbers	
41 WITANHURST HIGHGATE WEST HILL LONDON N6 6LS			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>Details pursuant to condition 7 (Details of pavement lights in the forecourt are compatible with the appearance and setting of the listed building) of listed building consent 2009/3195/L determined on appeal on 23/06/2010 for: Construction of a basement in front forecourt area for ancillary residential use as part of Witanhurst House including terrace area, associated planting, forecourt reinstatement and landscaping plus permanent vehicular access from Highgate West Hill (Class C3).</p>				
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	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press and Site notice: No response</p> <p>English Heritage: The details are considered satisfactory to meet the requirements of the condition.</p> <p>Unsolicited objection by local resident: Objection to permanent traffic exit on Highgate West Hill due to danger of traffic turning right when existing the entrance.</p> <p><i>Officer response: The objection has no relevance to the details being considered as part of this application of to discharge condition relating to pavement lights. The new entrance was granted permission on appeal in June 2010 and would only used for access by emergency vehicles.</i></p>					
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

2009/3195/L - GRANTED on appeal 23/06/2010 Construction of a basement in front forecourt area for ancillary residential use as part of Witanhurst House including terrace area, associated planting, forecourt reinstatement and landscaping plus permanent vehicular access from Highgate West Hill (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

CS14 and DP25

Assessment

Consent is sought to discharge details of pavement lights in the forecourt pursuant to condition 7 of listed building consent 2009/3195/L determined on appeal on 23/06/2010 for: Construction of a basement in front forecourt area for ancillary residential use as part of Witanhurst House including terrace area, associated planting, forecourt reinstatement and landscaping plus permanent vehicular access from Highgate West Hill (Class C3).

The proposed pavement lights match the size and design shown in the approved drawings. They would be flush with the forecourt enclosed with a curved Yorkstone. The details would preserve the setting of the listed building and are considered satisfactory to meet the requirements of the condition.

I recommend the condition be discharged.

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