

Delegated Report		Analysis sheet		Expiry Date:	03/01/2012		
		N/A / attached		Consultation Expiry Date:	29/12/2012		
Officer			Application Number(s)				
Hannah Walker			2011/5966/L				
Application Address			Drawing Numbers				
41 WITANHURST HIGHGATE WEST HILL LONDON LONDON N6 6LS			Refer to decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition 7 (cleaning of masonry) of listed building consent dated 29/10/07 (2009/3000/L) for internal restoration works to grade II* listed building in association with the creation of a single-family dwellinghouse.							
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 and press notice – no objections.					
CAAC/Local groups* comments: <small>*Please Specify</small>		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.

Planning permission (2009/3171/P) and Listed Building Consent (2009/3174/L) for “Demolition of the service wing and associated remodelling of front façade, forecourt reinstatement and landscaping. Construction of a 'Orangery' building to provide ancillary residential accommodation as part of Witanhurst House with associated link to main property, terrace, garden retaining walls and landscaping of eastern garden. In addition proposal for permanent vehicular access from Highgate West Hill” were **granted** at appeal on 23 June 2010.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24 and DP25

Assessment

This application is for the discharge of condition 7 of Listed Building Consent 2009/3000/L which required that:

“No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details.”

The agent has confirmed that the cleaning works to the building have taken place. These were undertaken using a nebulous water spray on the main house elevations and the DOFF system, which is a controlled steam method, on the rear portico and north west stone elevations which required a slightly deeper clean.

The Method Statement makes reference to the use of the TORC (formerly Jos) cleaning system that utilises water mixed with a fine granulate where heavier soiling needs to be removed. This method is considered unnecessarily severe for the building and is likely to result in the removal of too much patina from the brickwork and masonry finishes. Listed Building Consent is not granted for the use of this system.

However, the methods used thus far and proposed elsewhere in the submitted documentation are considered sensitive to the historic and architectural significance of the listed building and have ensured that its historic fabric is sympathetically conserved and restored. Recommend discharge of condition 7.

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