

|  |                            |                                       |                                     |                                  |            |                   |    |
|--|----------------------------|---------------------------------------|-------------------------------------|----------------------------------|------------|-------------------|----|
| <b>Delegated Report</b>  |                            | <b>Analysis sheet</b>                 |                                     | <b>Expiry Date:</b>              | 06/10/2011 |                   |    |
|  |                            | N/A / attached                        |                                     | <b>Consultation Expiry Date:</b> | 15/09/2011 |                   |    |
| <b>Officer</b>   |                            |                                       | <b>Application Number(s)</b>        |                                  |            |                   |    |
| Charles Rose   |                            |                                       | 2011/4064/L                         |                                  |            |                   |    |
| <b>Application Address</b>   |                            |                                       | <b>Drawing Numbers</b>              |                                  |            |                   |    |
| WITANHURST<br>41 HIGHGATE WEST HILL<br>LONDON<br>LONDON N6 6LS   |                            |                                       | Refer to decision notice            |                                  |            |                   |    |
| <b>PO 3/4</b>  | <b>Area Team Signature</b> | <b>C&amp;UD</b>                       | <b>Authorised Officer Signature</b> |                                  |            |                   |    |
|  |                            |                                       |                                     |                                  |            |                   |    |
| <b>Proposal(s)</b>   |                            |                                       |                                     |                                  |            |                   |    |
| Samples of proposed materials pursuant to condition 3 of listed building consent dated 4/8/2011 (ref. 2011/3038/L) for the dismantling and reinstatement of the lower garden retaining wall to the side elevation, including repair/replacing existing balustrades and steps, to the side elevation of existing residential dwelling (Class C3). |                            |                                       |                                     |                                  |            |                   |    |
| <b>Recommendation(s):</b>  |                            | Approve details                       |                                     |                                  |            |                   |    |
| <b>Application Type:</b>   |                            | Approval of Details (Listed Building) |                                     |                                  |            |                   |    |
| <b>Conditions or Reasons for Refusal:</b>  |                            | Refer to Draft Decision Notice        |                                     |                                  |            |                   |    |
| <b>Informatives:</b>   |                            |                                       |                                     |                                  |            |                   |    |
| <b>Consultations</b>   |                            |                                       |                                     |                                  |            |                   |    |
| <b>Adjoining Occupiers:</b>  |                            | No. notified                          | 00                                  | No. of responses                 | 00         | No. of objections | 00 |
|  |                            |                                       |                                     | No. electronic                   | 00         |                   |    |
| <b>Summary of consultation responses:</b>  |                            | Press and Site Notice: No Response    |                                     |                                  |            |                   |    |
| <b>CAAC/Local groups* comments:</b><br>*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.

The Conservation Area Statement specifically notes Witanhurst as being a building at risk as no viable use can be found for it. The building was placed on the English Heritage Buildings at Risk Register in 2000, and remains as such to date.

## **Relevant History**

04/08/2011 Listed building consent granted - Dismantling and reinstatement of the lower garden retaining wall to the side elevation, including repair/replacing existing balustrades and steps, to the side elevation of existing residential dwelling (Class C3). (Ref: 2011/3038/L / 2011/3037/P)

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS14, DP24 and DP25

## Assessment

Consent is sought to discharge samples of proposed materials pursuant to condition 3 of listed building consent dated 4/8/2011 (ref. 2011/3038/L) for the dismantling and reinstatement of the lower garden retaining wall to the side elevation, including repair/replacing existing balustrades and steps, to the side elevation of existing residential dwelling (Class C3).

A sample panel of the new stone work was inspected on site on 9th August 2011.

Samples of the brick piers including brick, bond and pointing as stone coping have been inspected on-site. The samples include;

- Sample of Bathstone

To be used for the balustrade, piers, and handrails and

- Ancaster stone

For the rubble wall,

The stone work would be of a suitably high quality finish.

The details would satisfactorily preserve the character and appearance of the listed boundary wall.

It is recommended the details be discharged.

### **Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***