

Delegated Report		Analysis sheet		Expiry Date:		28/09/2010	
		N/A / attached		Consultation Expiry Date:		27/08/2010	
Officer				Application Number(s)			
Hannah Walker				2010/3705/L			
Application Address				Drawing Numbers			
Witanhurst House 41 Highgate West Hill London N6 6LS				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details of demolition works pursuant to condition 2 of listed building consent dated 23/06/2010 (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:		Site notice – 1 objection has been received. This cites an objection to a permanent vehicular access onto Highgate West Hill and the loss of the trees adjacent to the wall. These are issues that formed part of applications 2009/3171/P and 2009/3174/L and were decided at appeal on 23 June 2010. As such, this objection is not relevant to the discharge of this condition.					
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 (2009/3174/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” was **granted** at appeal (APP/X5210/E/09/2119331) on 23 June 2010.

Relevant policies

Replacement Unitary Development Plan 2006 – B6 (Listed Buildings)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

This application seeks the discharge of condition 2 of Listed Building Consent 2009/3174/L, granted on appeal. This condition required the submission of a structural method statement specifying the means by which the safety and stability of the existing building fabric is to be secured through the period of demolition and construction.

A series of documents, including a method statement, structural report and accompanying drawings have been submitted, outlining the proposed works. I am satisfied that the submitted details satisfy the requirements of the condition. Recommend approval.

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