

Delegated Report		Analysis sheet		Expiry Date:		31/10/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Hannah Walker				2006/4077/L			
Application Address				Drawing Numbers			
Millfield House 14 Highgate West Hill London N6 6JR				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Submission of details pursuant to condition 2 (sample panels of facing brickwork) of listed building consent 2006/2308/L dated 03/08/04.							
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
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

This Grade II listed stucco clad detached villa dates from the mid 19th century. It stands 3 storeys tall with a basement, beneath a hipped slate clad roof. The building is situated within the Highgate Conservation Area.

Relevant History

There is a long and complicated planning and enforcement history on this site. The relevant applications to this particular development are:

Planning permission (PEX0200795) and Listed Building Consent (LEX0200796) were approved on 16 March 2004 for the Change of use from children's home (Class C2) to single family dwelling (Class C3); demolition of existing rear extension and single storey out-building bordering Millfield Lane; erection of new single-storey rear extensions; rebuilding, together with ground and first floor additions at south wing, alterations at roof level and new garage entrance onto Millfield Lane.

Retrospective Listed Building Consent (2004/2308/L) was granted on 3 August 2004 for the demolition and proposed rebuilding of 15m of wall fronting Millfield Lane.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B6 – Listed Buildings

Assessment

This application seeks to discharge condition 2 of Listed Building Consent 2004/2308/L which requires the approval of a sample panel of brickwork.

This application is retrospective as the wall has already been constructed. This has been viewed and assessed on site and the choice of brick and style of pointing is considered acceptable. Recommend discharge of condition 2.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613