

Delegated Report		Analysis sheet		Expiry Date:		1) 28/08/2014 2) 25/09/2014	
		N/A		Consultation Expiry Date:		1) 31/07/2014 2) 12/09/2014	
Officer				Application Number(s)			
Gideon Whittingham				1) 2014/4954/P 2) 2014/4932/L			
Application Address				Drawing Numbers			
41 Highgate West Hill London N6 6LS				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Amendment to approved permission 2013/4475/P granted on 03/12/2013 for the erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3), namely the design alteration of entrance gates within gatehouse arches.							
2) Replacement of entrance gates within gatehouse arches							
Recommendation(s):		1) Grant Non Material Amendment 2) Grant Listed Building Consent					
Application Type:		1) Non Material Amendments 2) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was erected on 22/08/2014 A notice was placed in the local newspaper on No responses have been received					
CAAC/Local groups comments:		English Heritage advised that the applications be determined in accordance with national and local policy guidance					

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. 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.

The Highgate Village 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.

The site is surrounded to the North, East and South by the residential boundaries of the Grove and Highfield Grove.

Relevant History

2009/2597/P & 2009/2595/L - Non-determination APPEAL ALLOWED (23/06/2010) - Repair and reconstruction of boundary wall with associated tree removal and replanting on southern boundary facing Highgate West Hill (Option 3 of submitted structural report).

2009/3192/P & 2009/3195/L - LB & PP refused APPEAL ALLOWED (23/06/2010) – Construction of a basement in front forecourt area for ancillary residential use as part of Witanhurst House including associated planting, forecourt reinstatement and landscaping plus permanent vehicular access from Highgate West Hill (Class C3).

2009/3171/P - PP refused APPEAL ALLOWED (23/06/2010) - 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.

2013/4475/P & 2013/4539/L - LB & PP granted (3/12/2013) - Erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3).

Relevant policies

1) NMA:

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

2) LBC:

LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

Highgate conservation area appraisal and management strategy (2007)

Camden Planning Guidance 2011:

CPG 1- Design: Chapters

Assessment

1. Introduction

1.1 Planning permission and listed building consent was granted on 03/12/2013 (2013/4475/P & 2013/4539/L) for:

- The erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3)

1.2 A non-material amendment and listed building application is now sought to alter the design of the of entrance gates within the gatehouse arches from a simple metal bar design to a much more ornate and antique style design.

2. Assessment of NMA:

2.1 Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

2.2 In the context of the size and scale of the permitted scheme and the site for which it relates, it is not considered that the amendment would have any material impact on the overall design idiom, neighbour amenities, traffic generation or conservation area character. This is primarily owing to the nature of the overall approved scheme and the proximity of the neighbouring residential buildings, with the proposed changes being of a relatively minor scale and nature (remaining metal in same location) in this context which are secured by way of condition in any case.

2.3 An informative is recommended which states that this permission relates only to the changes highlighted on the plans. Furthermore it shall only be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission.

3. Assessment of LBC:

3.1 A set of elaborate replica gates of painted black and gold (similar to those featured at Buckingham Palace) were originally proposed. Following Conservation officer assessment, a toned down set of gates were proposed (revisions received on 20/10/2014) with a simpler pattern and without gold gilding, just painted black.

3.2 The simpler form and detail of the proposed gates now reflect the design and detailing of the original front doors of the main house, which themselves will be reinstated once repaired.

3.3 The proposals will not cause harm to the significance of the Listed building or its setting and will enhance those elements of the setting that make a positive contribution to the significance of the assets.

Recommendation:

- 1) Approve non-material amendments
- 2) Grant listed building consent