

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/11/2014	
		N/A		<b>Consultation Expiry Date:</b>		22/08/2013	
<b>Officer</b>				<b>Application Number(s)</b>			
Gideon Whittingham				2014/5965/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
41 Highgate West Hill 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>							
Details of required by condition 3 (Detailed drawings and samples of windows, facing materials) of listed building consent 2013/4539/L dated 03/12/2013 (for erection of two storey and single storey rear extension to gatehouse with associated elevational alterations and basement floor).							
<b>Recommendation(s):</b>		<b>Grant details</b>					
<b>Application Type:</b>		<b>Approval of Details (Listed Building)</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>		No response has been received to date.					
<b>CAAC/Local groups comments:</b>		No response has been received to date.					

## 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).

**2014/4954/P & 2014/4932/L** – NMA and LB granted – Amendment to design alteration of entrance gates within gatehouse arches. This permission is yet to be determined.

## Relevant policies

### National and Regional Policy

National Planning Policy Framework (2012)  
London Plan (2011)

### LDF Core Strategy and Development Policies

**CS5** (Managing the impact of growth and development)  
**CS13** (Tackling climate change through promoting higher environmental standards)  
**CS14** (Promoting high quality places and conserving our heritage)  
**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  
CPG 6- Amenity

## Assessment

### 1. Proposal:

1.1 This application proposes the approval of details (condition 3) attached to ref: 2014/5965/L, namely:

*Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:*

*a) Typical details of new railings at a scale of 1:10 with finials at 1:1, including materials, finish and method of fixing into the plinth.*

*b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.*

*c) Samples and/or manufacturer's details of new facing materials to be provided on site and retained on site during the course of the works. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.*

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

*Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.*

1.2 The main issues for consideration are therefore:

- Design

1.3 The Council's Conservation and Design Officer has assessed all relevant submitted details and is satisfied the special architectural and historic interest of this listed building and the character and appearance of the surrounding conservation will be retained. In particular:

- Windows, door and railings: Details submitted respect the character and form of the original building.
- Brickwork: The sample of brickwork matches the host building. The bricks, bond and pointing appear appropriate
- Copings: The new coping stones are from Portland stone, an appropriate material whilst all Yorkstone shall be repaired.

Recommendation: Approve details relating to Condition 3.