

FAO Gideon Whittingham
Planning Department
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

03 February 2015

Our Ref: 09/822

Dear Gideon,

Application for Listed Building Consent for interior decoration and treatment of the listed Peto Pavilion within the grounds of 41 Highgate West Hill.

We are pleased to enclose on behalf of Safran Holdings Limited, an application for Listed Building Consent for interior decoration and treatment works to the listed Peto Pavilion within the grounds of 41 Highgate West Hill.

The Peto Pavilion is almost fully restored in line with Listed Building Consent. The next stage of the Pavilion's restoration is to introduce ornamentation to the interior of the building.

The proposals involve the following;

- Removable decorative canvas panels are to be attached to the walls above the dado and between architectural elements;
- New oak dado panelling and joinery elements will be stained, finished and given a wax coating;
- A limited amount of gilding will be applied to both existing and new elements.

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Scott and Twine's Heritage Report included within the application submission includes full details of all the proposals. The report demonstrates that the decorative scheme will not harm the significance of the listed Pavilion but will complement and respect its character and appearance. The original function of the Peto Pavilion was to be the central point within the gardens to be used for entertaining and family leisure. Indeed, the interior scheme, enhances its historic character and function, by reinforcing the Pavilion as a focal point of high interest and allowing it to fulfil its purpose as a lavish entertaining space.

In accordance with the Planning (Listed Buildings and Conservations Areas) Act 1990 the proposals have had special regard to the preservation of the listed pavilion, nearby listed structures and the Conservation Area.

It is considered that the decorative scheme will not cause harm to the significant architectural features of the pavilion, as the proposals do not involve the removal or original fabric, and all the applied decorative finishes are removable and reversible. There will be no damage to the building and all the painting to the sensitively restored interior will be capable of overpainting without causing harm.

With regard to the nearby listed structures, it is considered that the decorative scheme will not affect any features of the nearby listed structures and house, as the pavilion is sited at a distance from them. They will not harm their setting as the proposals are internal and well screened.

With regard to the Highgate Conservation Area, it is considered the proposals will not have a harmful impact as they will not be in view from the rest of the Conservation Area and not open to public view. Notwithstanding, it is considered that the garden scene murals, respond well to the more formal landscape that exists within the private garden, and this part of the Conservation Area.

It has therefore been demonstrated above that the proposals will not cause harm to the significance of the listed Peto pavilion or nearby listed house, and will preserve the character and significance of the Highgate Conservation Area. This in line with both local and national policies including Camden's Core Strategy Policy CS14 and Policy DP25 of Camden's Development Policies DPD.

Formal pre-application advice has been sought on these proposals and it was confirmed in Camden's written response on 23.12.14, that there was no objection to the decorative scheme as it was 'removable and reversible'. Therefore, it is considered that LBC should be granted accordingly.

The following has been submitted via the Planning Portal in support of this application:

- Planning Application Form;
- Scott and Twine Heritage Statement;
- Appendix A - Photos of the Peto Pavilion;
- The following drawings-
 - Location Plan – 2228-06/00/00;
 - Pool Pavilion Ground Floor Plan – 2228-06/01/01;
 - Pool Pavilion Elevation A-A – 2228-06/01/03;
 - Pool Pavilion Elevation G-G – 2228-06/01/04;
 - Pool Pavilion Elevations B-B & E-E – 2228-06/01/05;

We trust that the enclosed information is in order and look forward to receiving confirmation of validation. Please let me know if you have any queries in the meantime.

Yours sincerely

Grace Mollart



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