

Ms Grace Mollart
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2015/0570/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

8 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
41 Highgate West Hill
London
N6 6LS

Proposal:
Works and interior decoration to the Peto pavillion within the grounds of Witanhurst
Drawing Nos: 2228-06/00/00; 2228-06/01/01; 2228-06/01/03; 2228-06/01/04; 2228-06/01/05..

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods



used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposed works include internal decoration to the Peto pavilion. Much of the internal plaster work was lost to a combination of water ingress and fire damage and the decorative ceiling, cornice and other mouldings have been carefully replaced using profiles from the remaining elements on site. The works involve the provision of a traditional decorative scheme to the interior that extends the 'Italianate' character of the building with particular reference to the more formal garden landscape that exists immediately outside. All the applied decorative finishes are removable and reversible.

For these reasons the proposal would not result in the loss of historic fabric or finishes. The scheme would add to the rich character of the garden structure and could be reversed or redecorated at any stage with no impact upon the structure or existing fabric. As such the proposed works would not harm the special interest of the grade II listed building.

No objections were received prior to making this decision.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment