

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

29 September 2017

Our Ref: 0822

Dear Sir/Madam,

41 Highgate West Hill – LBC Peto Pavilion Glazed Screen Proposals

I am pleased to enclose a Listed Building Consent application for some relatively minor works to the Grade II listed Peto Pavilion at the property at 41 Highgate West Hill.

The Pavilion is fully restored in line with the Listed Building Consents as shown in the images included on the Scott and Twine Heritage Design and Access Statement. Having restored it in 2016, it has now become apparent, that there is a requirement for a permanent screen to enclose the Peto Pavilion to protect the interior architectural features and furnishings from the external elements and vermin causing long term damage.

A number of options have been explored to address these issues, but it is considered that frameless glass screen doors located within the structure, is the most sensitive solution to preserve the character and appearance of the listed building. The glazed screen doors will fit discreetly within the existing structural opening on the inner side of the row of columns and pilasters.

Prior to us submitting this application, pre-application advice (2017/3437/PRE) was sought on the proposals during June 2017, with initial feedback from the Conservation Officer during July and August (email dated 22.08.17 and 06.08.17).

Details of the head junction of the glazing with the entablature were amended to simplify the detail following comments from the Conservation Officer. The new bronze frieze section was removed and the 'frameless glass' detail extended to the head as well as the jamb details. This was re-submitted for further comment, with subsequent confirmation of the acceptability leading to the submission of this formal application for listed building consent.

It is important to note that the head detail has changed slightly since then, with the bronze lug prodding restraint at the head of the doors being positioned marginally higher to avoid any spalling of the stonework by having the lug embedded too close to the soffit. This is in response to feedback from the specialist glass screen manufacturer who is being consulted as early as possible on details.

As requested at the pre-app, I enclose elevational, sections and detailed drawings which demonstrate the discrete nature of the glazed doors for your consideration. I also include a Heritage, Design and Access Statement from Scott and Twine who have been involved throughout the Pavilion's restoration, who explain the design rationale and how the doors will be constructed.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton
Associate Directors
Vicki Freestone | Katie Turvey

Consultants
Caroline Dawson
Associates
Sally Arnold | Rachel Ford | Rob Scadding | Heather Vickers | Alan Williams
David Williams

It is important to note that none of the proposed works involve the removal of original fabric and there will be no permanent damage to the building. All fixings are located into existing joints and are designed to be reversible in the event the screen is subsequently removed.

Not only are the glazed screen doors essential to protect the building from long term damage, but they will also allow the owners to enjoy the Peto Pavilion throughout the summer. This will reinforce the Pavilion as a focal point of high interest and to continue the lavish entertainment lifestyle with which the house was originally associated.

With regard to the nearby listed structures, it is considered that the doors 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 discreet and sensitively designed. 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.

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 Policy D1& D2 of the Local Plan.

The following documents and drawings are submitted via the Planning Portal.:

- Heritage, Design and Access Statement;
- Cover Letter;
- The following drawings;
 - Site Location Plan 2238-01-00-00;
 - Existing Plan 2238-01/00/01;
 - Existing South Elevation 2238-01/00/01;
 - Existing Section 2238-01/00/03;
 - Existing Section/Internal Elevation 2238-01/00/04;
 - Proposed Plan 2238/01/01 Revision B;
 - Proposed South Elevation 2238-01/01/02 Revision C;
 - Proposed Section 2238-01/01/03 Revision B;
 - Proposed Section/ Internal Elevation as Proposed 2238-01/01/04 Revision A;
 - Proposed Detail Head and Base Section 2238-01/03/01 Revision B;
 - Proposed Detail Jamb Detail at Wall 2238-01/03/02 Revision A.

We look forward to receiving confirmation of validation in due course.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Gmollart".

Grace Mollart MRTPI

Senior Planner

Planning Potential

London Office

Enc.