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Application Ref: **2017/5454/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

8 December 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**41 Highgate West Hill London London N6 6LS**

Proposal:

Application for Listed Building Consent for Peto pavilion glazed screen

Drawing Nos: 2238-01/03/01 B; 2238-01/03/02 A; 2238-01/01/04 A; 2238-01/01/03 B;  
2238-01/01/01 B; 2238-01/01/02 C; 2238-01/00/03; 2238-01/00/04; 2238-01/00/01; 2238-  
01/00/02; 2238-01-00-00.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans:

2238-01/03/01 B; 2238-01/03/02 A; 2238-01/01/04 A; 2238-01/01/03 B; 2238-01/01/01 B; 2238-01/01/02 C; 2238-01/00/03; 2238-01/00/04; 2238-01/00/01; 2238-01/00/02; 2238-01-00-00.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Listed Building Consent to add a new glazed 'weather screen' on the inner side of the Ionic screen on the south side of the former tennis pavilion (Peto Pavilion) within the gardens at 41 Highgate West Hill.

Within the garden of the grade II\*Witanhurst house sits the grade II listed former Tennis Pavilion. The Peto Pavilion has been carefully restored from its derelict state by the current owners in line with its listed building consents, such that it has now been removed from the 'Heritage at Risk Register'.

The is proposed seeks to better protect the restored pavilion by installed a glazed screen to the open south side. The proposed glazed weather screen is intended to fit discretely within the existing structural opening on the inner side of the row of Ionic columns pilasters forming the open south side of the Peto Pavilion. The proposed glazed screen is set inboard of the line of structure on the open side of the pavilion so as not to interrupt or interfere with the reading of the pavilion's architecture viewed from the gardens.

The new screen consists of a series of clear glazed sections that run full height as a single element, without subdivision, with the fixed sections behind columns and double doors in each of the 3 openings between the columns that open outwards (largely within the depth of the Ionic screen) to allow the open 'experience' to be enjoyed by the pavilion's occupants.

The fixed glazing elements are inboard of all the columns/pilaster decorative features and are to be templated to butt up against the existing structural opening without any alteration of intervention into these jambs. A weather seal will be formed by a discreet glazing sealant between glass edge and structure.

The screen is considered to be discreetly allow the pavilion to be protected against the elements when not in use. The screen would be reversible and not harm the

fabric of pavilion or the understanding or appreciation of its historic value and character/

A site and press notice was advertised as part of the application.

The site's planning history has been taken into account when making 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

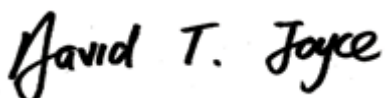
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning

