

CONSULTATION SUMMARY

Case reference number(s)

2018/5730/P, 5731/L

Case Officer:

Charles Thuaire

Application Address:

The Winter House
81 Swain's Lane
London N6 6PJ

Proposal(s)

Restoration and alterations to listed Winter House; demolition of existing rear extension and replacement with a larger single storey rear extension with green roof; demolition of garden workshop; excavation to reveal the original cemetery cutting within garden (adjoining listed Mortuary Chapel), including creation of 2 new internal floors, glazed roof cover and staircase access; excavation of access tunnel at basement level to link cutting with existing house; associated landscaping and alterations to front and rear boundaries including new pedestrian gates.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p><u>Highgate CAAC- comment</u></p> <p>Highgate CAAC feels that it is very important that all the points made by English Heritage are fully taken into account. Alterations to the interior of this very important house should be kept to a minimum and should be reversible if at all possible (eg. in the case of the balustrade). The designs for the Cutting should be sympathetic both to the Gothic chapel and to the modernist house avoiding pastiche.</p> <p><u>Officer comment-</u></p> <p><i>The conditions that HE have requested will be added to the LBC decision which will require more details as appropriate for approval including the design of the cutting roof. Internal alterations to the house are considered</i></p>					

acceptable by both HE and conservation officers.

Neighbour at 79 Swains Lane objects-

The proposed enlarged extension seems to be attached to their house and will involve rebuilding part of boundary wall. Extension makes it impossible to access and maintain their boundary wall properly and effectively. It is important to maintain a workable distance and access to this wall. The new two storey basement and deep foundations built closer to their property will undermine the boundary and create ground movement and risk causing structural damage on neighbouring property. Extension will sit on top of the only water pipe leading to house.

Officer response-

The scheme has been revised to show the new rear extension pulled further away from the neighbouring side garden wall, the survey plans corrected, and the piling method for foundations clarified and refined to ensure there is no damage or hindrance of access. Basement excavation has been assessed by Council's external auditors and now found to be acceptable and demonstrates that the scheme will not harmfully impact on surface flows, groundwater and land stability. Neighbouring buildings have been demonstrated to suffer damage no worse than Burland Category 1 (Very Slight). Party wall works and access to water pipes are not material planning considerations.

Recommendation:-

Grant planning permission