

OBS/GF/DP5983  
17<sup>th</sup> March 2025

DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

[www.dp9.co.uk](http://www.dp9.co.uk)

**Kristina Smith**  
**London Borough of Camden**  
**2nd Floor**  
**5 Pancras Square**  
**London**  
**N1C 4AG**

Dear Kristina,

## **APPLICATION FOR PLANNING PERMISSION FOR LANDSCAPING WORKS AND ENHANCEMENTS TO THE EXISTING SECURITY HUT**

### **HIGHGATE STUDIOS, 53-79 HIGHGATE ROAD, LONDON, NW5 1TL**

On behalf of our client, Kentish Town UK Office Propco Limited, please find enclosed an application for full planning permission consent for the following development:

*“Landscaping works along Highgate Passage and enhancements to the existing security hut structure.”*

This application, including all supporting documents have been submitted via the planning portal (ref. **PP-13817777**). The application comprises the following documents:

- Application Forms;
- Covering Letter;
- Site Location Plan, prepared by Piercy and Company;
- Drawing set, prepared by Adolfo Harrison; and
- Design and Access Statement, prepared by Adolfo Harrison;

Please note that the requisite application fee of £578 has been paid via the Planning Portal.

### **Site Context**

The Site currently comprises of a self-contained café and flexible uses as either office, retail / restaurant. The Site falls within the Kentish Town Industrial Area and varies between 4-5 storeys in



height. The site is located on the west side of Highgate Road and accessed from Carker's Lane which is off Highgate Road. The Site is approximately 3.7 hectares.

The Site is located between Gospel Oak and Kentish Town overground stations and is served by north and south bus routes on Highgate Road. The Site has a PTAL Rating of 6a and 5 ('Excellent'). To the north of the site across Sanderson Close are residential properties, to the west is an industrial property and to the south are employment uses. The building is not listed and nor is it located within a conservation area.

### **Proposed Development**

This application seeks planning permission for landscaping works within Highgate Passage and enhancements to the existing security hut which is currently situated off Carker's Lane. The proposed development will provide a well-designed landscaped area, improving the local environment and serving as a key selling point for attracting new tenants to the site. High quality outdoor spaces create a competitive edge in the commercial property market, helping to retain tenants in the long terms and draw in potential businesses. Furthermore, the proposed landscaping will create an opportunity for tenants to engage with each other in outdoor settings, fostering a sense of community.

The updated scheme proposes to refurbish the existing security hut, in order to provide an enhanced arrival experience that integrates with the proposed changes to the landscaping strategy, and that can be implemented swiftly and early on in the development. The enhancements have been designed so as to work with the security hut's existing structure, providing minimal additions such as recladding the existing hut, and adding a new timber canopy with sedum roof to provide much needed shading.

This will enable the security hut to act as a new point of arrival and wayfinding into the site, until future phases of the development are carried out. When this occurs, the security hut and planters (J and L) have been designed to be easily dismantled to allow for the construction of the proposed pavilion adjacent to Plot I (under planning permission reference 2023/1804/P).

### **Summary**

The application proposals have been discussed with Officer's at a pre-application meeting on the 25<sup>th</sup> June 2024. Officer's were supportive of the proposed development.

Overall, the proposed works are minor in nature and will significantly improve the immediate work environment but also provide long-term benefits, enhancing tenant satisfaction, promoting sustainability.

Please refer to the drawings for more details.

We trust that the above and enclosed is all in order and satisfies the relevant application requirements and are sufficient to enable you to validate this application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact George Fairlie, of this office.

Yours faithfully



DP9 Ltd.

**DP9 Ltd.**