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

6th July 2009

Our Ref: 09/822

Dear Sir/Madam,

Witanhurst House, 41 Highgate West Hill, London N6 6LS

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Please find enclosed applications seeking planning consent and Listed Building Consent submitted on behalf of Safran Holdings Ltd in relation to the above property. Permission is sought for:

'Application for Listed Building Consent and Planning Permission for removal of service wing and consequential remodelling of front façade (residential) and forecourt reinstatement and landscaping. Construction of 'Orangery' building providing residential accommodation as part of Witanhurst House with linking building, terrace, garden retaining walls and landscaping of eastern garden plus permanent vehicular access from Highgate West Hill'

In support of these applications please find enclosed the following information:

- Listed Building Consent application form
- Planning Permission application form
- Application fee cheque - £470
- Planning Statement – Planning Potential
- Design and Access and Heritage Statement – Robert Adam Architects
- Application Drawings
 - Site Location Plan – PP1 – Planning Potential
 - General Arrangement Site Plan – Witanhurst Construction Management Ltd
 - Detailed scheme drawings (please refer to attached drawing schedule)
 - Landscape proposal drawings – Balston and Company
- Indicative site masterplan – 140A – Balston and Company
- Internal Photographs- Witanhurst Construction Management Limited
- Report on Likely Impact on Trees – Simon Jones Associates Ltd
 - Schedule of Trees
 - Tree Protection Plan – SJA TPP02

Directors:

Caroline Dawson BA (Hons) DMS MRTPI

Helen Cuthbert BSocSc (Hons) MA MRTPI

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- Landscape Design Statement – Balston and Company
- Historic Landscape Survey – John Browning Associates
- Structural Statement on Garden Structures – Michael Barclay Partnership
- Structural Engineer's Feasibility Report – Michael Barclay Partnership
 - Appendix A
- Sustainability Statement –Vector
- Site Investigation Report – Ground Engineering

This application is submitted alongside applications seeking planning consent and Listed Building Consent for the construction of basement for residential use. These applications also include the landscaping of the forecourt. Together these applications form a package of works to enable the house to operate successfully as a single family dwelling as was originally intended. The full extent of the works have been discussed in detail with Camden Borough Council planning officers and English Heritage.

Other planning applications and Listed Building Consent applications already submitted to the London Borough of Camden for determination represent an initial phase of facilitating works to enable the comprehensive restoration of Witanhurst House and gardens to enable the next phase of works to take place.

The application proposals are the result of careful and sensitive consideration of the character and setting of Witanhurst House and the surrounding conservation area and have been developed following feedback from Conservation and Planning Officers at London Borough of Camden and English Heritage. As a result, the applicant is entirely confident the proposed alterations to the property represent the best possible solution to secure the future of Witanhurst House and gardens.

The application documents and drawings should be self explanatory and have been produced as a direct response to the Local Planning Authority Validation Checklist and subsequent discussions with Planning Officers.

S.106 Draft Heads of Terms

We note that in order to validate the application Draft Heads of Terms are required. This has been discussed with Sara Whelan as part of on going pre-application discussions. We can confirm that the Applicant is happy to agree to the linking of these application proposals to the restoration and repair works to the property. As discussed prior to the submission of this application we understand that the exact details of the S.106 requirements can be addressed during the application process.

We trust that the enclosed information is in order having discussed the application submission documents with Planning Officers in advance of submission and look forward to receiving confirmation of validation. Please let me know if you have any queries in the meantime.

Kind regards



Caroline Dawson