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Development Control
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Dear Sir/Madam

**Linton House, 39-51 Highgate Road, NW5 1RT
Planning Permission for Replacement of Existing Windows**

On behalf of the applicant, Norman Linton (Holdings) Ltd, we are instructed to submit a planning application for the following works to the exterior of the building:

Removal of existing external windows and replacement with new windows of matching style but with an alternative opening mechanism

In light of this application, please find enclosed the following:

- Completed application forms;
- A site location plan;
- Existing elevations; and
- Proposed elevations.

A cheque for the appropriate fee of £195 will be sent separately by post.

Background to the Submission

The property, Linton House, is a five storey building located on the west side of Highgate Road just west of the junction with Fortress Road (A400).

The building presents to Highgate Road as a five storey building with a basement storey below. Due to changes in the ground level from the front to the rear of the building and from the north to the south, this basement level is presented as an additional ground level storey on the south and west (rear) elevations.

The building is currently in commercial use. All floors from first to fifth floor level are currently in Class B1(a) office use. There is a dance school and a cafe on parts of the upper ground and basement/lower ground floor levels.

The site is not within a conservation area, although it is adjacent to the southernmost tip of the Dartmouth Park Conservation Area. The building is not listed, nor are any of the immediately adjacent buildings. It also falls within the strategic protected viewing corridor from Kenwood House in the north towards St Paul's Cathedral in central London.

Recently, prior approval has been granted in line with Class J of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (GDPO) 1995 (as amended) to allow for the change of use of the upper floors (first to fourth) from Class B1(a) office use to Class C3 residential use (Reference: 2014/2367/P, granted 28 May 2014).

As such, it is now intended to pursue this change of use and implement the approved residential use on the site. Alongside this, it is intended to upgrade the existing building where necessary in order to enhance the residential accommodation that will be provided.

Proposals

The current windows suffer from a number of defects. Most pertinently, some are unable to be closed properly. In order to ensure the highest quality of residential accommodation, it is considered necessary to replace these windows with new units that will fit into their frames.

The windows that are being proposed replicate the existing windows in terms of the materials from which they are constructed (metal framed) and in terms of the pattern of the panes within each window (a total of 16 panes in each window). The only difference is that the proposed windows incorporate an alternative form of opening, being side-hinged casement windows rather than hinged on a centre pivot as existing.

As has been mentioned, the site falls just outside the Dartmouth Park Conservation Area. Under Policy DP25 of Camden's Development Policies, the Council will *'not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area'*.

Further to improving the quality of the residential accommodation, it is considered that replacing the windows will improve the external appearance of the building through ensuring a consistency to the appearance of the fenestration. As such, it is considered that the proposed replacement of the existing windows would enhance the character and appearance of the neighbouring conservation area.

I trust that everything is in order. Should you need to discuss this application further, please do not hesitate to contact me as set out at the head of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Nigel Dexter", written in a cursive style.

Nigel Dexter
Senior Planner