

Our Ref: DS/ag/JLQ0113
Your Ref:

E-mail: simmondsd@rpsgroup.com
Date: 30 July 2014

Head of Planning
London Borough of Camden
Planning Services
Judd Street
London
WC1H 8NJ

Dear Sir,

SUMMIT HOUSE, HIGHGATE
CHANGE OF USE APPLICATION BY MR JEFFREY STUART SALMON

I am instructed by Mr Jeffrey Stuart Salmon to submit to you the enclosed application for change of use from offices (Class B1) and/or medical consultancy rooms (Class D1) to a single dwelling house (Class C3). The application site is Summit House, 40 Highgate West Hill, Highgate.

Accordingly, I now enclose 2 copies of the following documents that comprise this application:-

- a) completed application forms, including Certificate A;
- b) site location plan (red line) plan, ref: JLQ0113/1;
- c) existing floor plans, ref: A100/01, A101/01 and A102/01;
- d) proposed floor plans, ref: JLQ0113/2, 3 and 4;
- e) planning consent (ref: 2005/4571/P), dated 22 December 2005;
- f) planning report, produced by RPS;
- g) this covering letter.

Additionally, I understand the appropriate planning application fee to be £385. This will be paid to the Council by telephone.

The application proposals are for the change of use of Summit House to a single dwelling house. Summit House is currently used for a mixture of both serviced offices (Class B1) and medical consultancy rooms (Class D1), although the precise mix changes from time to time. The application proposals do not involve any external alterations to the property.

Enclosed with the application is a planning report. The report explains the relevant policy background to the site, with reference to both Government and local planning policy. Additionally, the document highlights the relevance of the December 2005 planning consent, a copy of which is included with the application. Significantly, the planning report highlights the benefits of the application proposals. These include improvements in residential amenity, reduction in traffic and enhancement to the character of the Highgate Conservation Area. Consequently, as well as being in accordance with planning policy, it is considered that the application proposals have overwhelming merit.



If you require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read "D. Simmonds", with a large, stylized initial "D" and a long, sweeping horizontal line at the end.

DANNY SIMMONDS
Planning Director

Enc.