



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

31 July 2014

Our Ref: 09/822

Dear Sir/Madam

**Application for Non-Material Amendment to Planning Permission 2013/4475/P**  
**41 Highgate West Hill, London, N6 6LS**

We are pleased to enclose on behalf of Safran Holdings Limited, an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for a non-material amendment to planning permission 2013/4475/P for the erection of a two storey and single storey rear extension to gatehouse with associated elevational alterations and gate replacement and excavation beneath gate house and front forecourt area to enlarge existing basement floor (Class C3) granted 03 December 2013 at 41 Highgate West Hill, London.

The associated Listed Building Consent application has been submitted under separate cover.

The National Planning Practice Guidance sets out guidance for the consideration of non-material amendments to planning permissions. Section ID: 17a states that regard should be had to the effect of the change, together with any previous non-material amendments made, on the planning permission as originally granted. Non-material amendments are dependent on the context of the overall scheme and local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The gate house works approved by planning permission 2013/4475/P comprised:

- Removal and reconstruction of two storey and single storey rear extension to gatehouse;
- Restoration of the Gatehouse including associated elevational alterations and gate replacement (existing wrought iron gates to be replaced by timber gates);
- The provision of an underground link behind the Gatehouse to provide service/site access and staff facilities linking to the existing basement staff areas to the site entry point.

The works to the gatehouse have commenced, however the new gates have not been erected.

The 2013/4475/P consent permitted the principle of gate replacement on both the entrance arches. This application seeks a non-material amendment to the permission to alter the design and material of the replacement gates.

Initially, it was intended to reinstate the existing wrought iron gates on both the arches, but the geometric pattern was considered unsympathetic to the Queen Anne style of the original Gatehouse buildings and its original wrought iron railings. Further the pilaster on either side of the two gates are unnecessarily narrowing the passage which will be detrimental to the access requirements for larger vehicles serving the Manor House behind.

The approved gates were timber panelled and it is now intended to replace them with wrought iron gates similar to the original. The design of the gates have been amended to reflect the size and grandeur of the house, and the new approved forecourt which is a lot more elaborate in design. Wrought iron was commonly used for gates and railings in the Edwardian period. This is not only manifested in the original dividing gates of Harold Peto's terraced garden and the original stair balustrading of the Gatehouse, but also in the established historical vernacular for entrance ways in the locality, notably the Old Hall and Church House on South Grove. Please refer to the Design Rationale by GoK for further details on the design.

For reference, the following drawings are submitted with this application to replace approved drawings as set out below:

Approved Drawing	Revised Drawing
GH_312 Rev.03	GH_312 Rev.05
GH_313 Rev.02	GH_313 Rev.04
GH_314 Rev.03	GH_314 Rev.05
GH_315 Rev.03	GH_315 Rev.05
GH_415 Rev.03	GH_415 Rev.05

In the context of the permitted development as detailed above, the effect of the change is non-material to the overall development. Further the effect of the change will not have any material impact on the approved development which is primarily for the reconstruction of two storey and single storey rear extension, basement link and restoration of the gatehouse.

The following has been submitted via the Planning Portal in support of this application:

- Completed Application Form;
- Relevant Fee;
- Design Rationale;
- Location Plan – GH\_100 Rev.02
- Approved Plans as follows;
  - GH\_312 Rev.03, GH\_313 Rev.02, GH\_314 Rev.03, GH\_315 Rev.03, GH\_415 Rev.03
- Proposed Plans as follows;
  - GH\_312 Rev.05, GH\_313 Rev.04, GH\_314 Rev.05, GH\_315 Rev.05, GH\_415 Rev.05, GH\_320 Rev.01.

Additional drawing GH\_320 Rev.01 has been included to illustrate the detailed design of the gates for your consideration.

We trust the enclosed is in order and look forward to receiving confirmation of validation in due course

Yours sincerely



**Grace Mollart**

**PLANNING POTENTIAL**

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