



Planning Regeneration and Development

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FAO Gideon Wittingham
Planning Department
London Borough of Camden
Town Hall
Argyle Street
London
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31 July 2014

Our Ref: 09/822

Dear Gideon,

Application for Listed Building Consent at 41 Highgate West Hill, London, N6 6LS

We are pleased to enclose on behalf of Safran Holdings Limited, an application for Listed Building Consent for replacement entrance gates within the gatehouse arches at 41 Highgate West Hill.

This listed building application should be read in conjunction with a non-material amendment application submitted in respect of planning permission 2013/4475/P.

Listed building works to the gatehouse were approved under application 2013/4539/L which included; internal and external alterations associated with the erection of 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).

The 2013/4539/L consent permitted the principle of gate replacement. This listed building application only relates to a change in design and material of the gatehouse gates from the original Listed Building Consent. No other changes to the gatehouse are proposed.

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Design and Access Considerations

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 handmade wrought iron gates similar to that of the existing. However, the design of the gates have been amended to reflect the size and grandeur of the house, and the new approved forecourt which is 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.

Heritage Considerations

It is considered that the proposed gates will not adversely affect the character or significance of the Grade II Listed Gatehouse, but indeed will enhance its character and setting through improving its visual appearance and resuming its position of prominence.

Further the gates will complement the new approved forecourt design, and will enhance the setting of the Grade II* Listed main house, providing a sense of arrival when entering from the gatehouse.

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

- Completed Application Form;
- Design Rationale;
- Location Plan – GH_100 Rev.02
- Existing Plans as follows;
 - GH_302 Rev.02, GH_303 Rev.02, GH_304 Rev.02, GH_305 Rev.02.
- 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.

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

Yours sincerely

A handwritten signature in cursive script, reading "Grace Mollart". The signature is written in dark ink and is positioned below the "Yours sincerely" text.

Grace Mollart

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Enc