

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

4<sup>th</sup> September 2014

Our Ref: 09/822

Dear Sir/Madam

**Application for Non-Material Amendment to Planning Permission  
2013/1795/P at 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 2013/1795/P for hard and soft landscaping works to lower garden and installation of plant to north west area to existing dwelling (Class C3).

This application seeks a revised planting arrangement to the west side of the outdoor swimming pool area to enable the creation of a barbeque canopy structure. The associated barbeque canopy application has been submitted under separate cover.

The proposals involve a change to the originally approved hedge so that it now wraps around the barbeque canopy. Other small changes to the approved landscaping to accommodate the barbeque canopy have also been incorporated.



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 hard and soft landscaping works permitted by planning permission 2013/1795/P comprised:

- Arrangement of external swimming pool and fountain pool surround
- Excavation within grass terrace for plant room associated with the great pond (5.5m in height x 14.2m in width x 8.3m in depth)
- Installation of statues, stone benches, urns within grounds
- Installation of staircase leading up from the great pond to the main house
- Erection of plant room located behind lower garden wall and beneath walkway above along great pond (3m in height x 8.1m in width x 3m in depth)
- Erection of temple featuring columns topped by a domed roof within the lower garden (6.5m in height x 7.2m in width and depth)
- Removal of a Cedar tree for the installation of an Obelisk (7.2m in height x 0.5m in width and depth) and associated features within the lower garden
- Erection of a 2m fence set along the western boundary, 1m behind the existing boundary line.

This application seeks a non-material amendment to the permission to alter only the planting arrangement to the side of the pool where the BBQ Canopy will be located. It is intended that approved drawing B337 PLG\_103 Rev. B and B337 PLG\_023 Rev. A be replaced with Drawing B337 PLG\_103 Rev. C and Drawing B337 PLG\_023 Rev. B. The arrangement of all other elements of the development remain as approved.

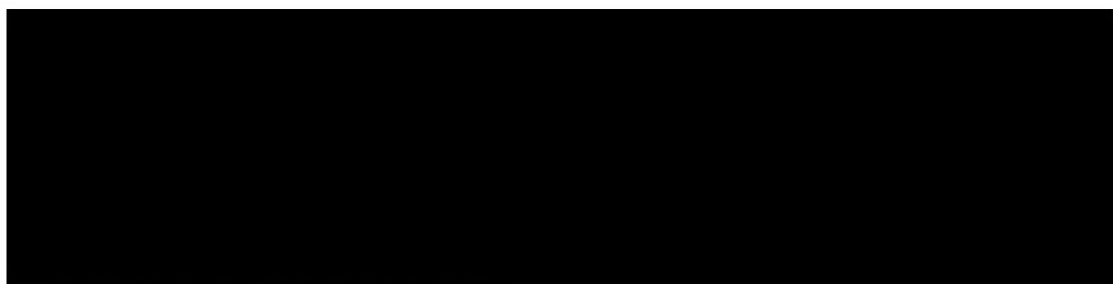
In the context of the permitted development as detailed above, the effect of the change is non-material to the overall development. The effect of the change will not have a material impact on the approved development, primarily the hard and soft landscaping works and the installation of a plant room.

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

- Planning Application Form;
- Associated Fee;
- Site Location Plan;
- Drawing Nos:
  - B337 PLG- 103 Rev. B Lower Garden Swimming Pool Terrace (Approved);
  - B337 PLG\_023 Rev. A Lower Garden Swimming Pool Terrace (Approved);
  - B337 PLG\_103 Rev. C Lower Garden Swimming Pool Terrace (Proposed);
  - B337 PLG\_023 Rev. B Lower Garden Swimming Pool Terrace (Proposed);

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

Yours sincerely



**Grace Mollart**

**PLANNING POTENTIAL**

Enc

