



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

30 January 2015

Our Ref: 09/822

Dear Gideon,

**Application for Planning and Listed Building Consent to alter and extend existing subterranean link from the main House basement down to the sub-basement level.**

Please see enclosed on behalf of Safran Holdings Limited, an application for retrospective Planning and Listed Building Consent to alter and extend the existing subterranean link from the original House basement down to the sub-basement level of the new basement, under the forecourt at 41 Highgate West Hill.

As shown on the site visit held on 11.09.14 with yourself and Claire Brady from English Heritage, a narrow link between the original house and the new lower basement has been created which does not have consent. This was necessary to create a link between the service areas, as currently there is no access point between these two parts of the house.

It was confirmed that, although it does not have permission, it had been properly and professionally underpinned. In order to regularise the situation, we are now seeking Planning and Listed Building Consent.

No harm has been caused to the listed house through the linking of the sub-basement and the original basement. Full consideration of the structural and hydrological implications have been taken into account as demonstrated in the accompanying supporting statements.

The Structural report demonstrates that the sub-basement link has caused no harm to the safety and stability of the existing structures. It explains how the intrusive works were very minor, and the works involved support and underpinning of the existing walls to sympathetically allow for the construction of the new stairwell down to the sub-basement level. These were rigorous and fully considered processes that ensured the future stability of the building and land. During the construction process, full provisions were made for noise and vibration and the monitoring of movement.

The Basement Impact Letter included with the submission, relates to this application, but also concerns other works which are to form part of a separate application. The letter demonstrates that the sub-basement link, has not caused harm to the built and natural environment and local amenity, resulted in flooding or led to ground instability. The basement link is smaller in scale, width, and located at a higher level than the basement approved at appeal in 2010, so it is considered for these reasons it will have no impact on the local groundwater regime.

It is therefore considered that the creation of this link has not caused harm to the listed building, as has maintained the structural stability of the building and neighbouring properties, and not adversely affect drainage and run-off in accordance with the Policy DP27 (Basements and lightwells) of the Council's development policies and CPG4 (Basements and Lightwells) of Camden's Planning Guidance.

The sub- basement link is entirely subterranean, and as a result has not affected the character and setting of the listed building. It is considered that the basement is the floor where works are least likely to affect the value of the listed building. The works to the listed building have been limited as far as possible with only minimal intrusion at basement level.

It has therefore been demonstrated above that the proposals have not caused harm to the significance of the listed house which is in line with both local and national policies including Camden's Core Strategy Policy CS14 (Conserving Camden's Heritage) and Policy DP25 (Promoting High Quality Places and Conserving our Heritage) of Camden's Development Policies DPD. In accordance, with Policy DP27 (Basements and Lightwells) the development has preserved the existing fabric of the listed building, and features that are architecturally of historically important.

We trust that, as no objection was received by yourself and English Heritage, on the site visit and thereafter, that the principle of the development is acceptable, and therefore consent should be forthcoming.

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

- Planning Application Form;
- Scott and Twine Heritage Statement
- HR Wallingford Basement Impact letter;
- MBP Structural Statement including underpinning;
- The following drawings-
  - Location Plan – 363\_207\_TPO;
  - Existing Basement Plan – 363\_208A\_TPO;
  - Existing Sub-Basement Plan – 363\_209\_TP1;
  - Existing Localised Section Pre Sub Basement Link – P\_013\_TPO;
  - Proposed Basement Plan - 363\_208\_TP2;
  - Proposed Sub Basement Plan - 363\_209\_TP2;
  - Proposed Localised Section of Sub Basement - 363\_22\_011 TPO;
  - Proposed Localised Section of Sub Basement Link - 363\_P\_012\_TP1;

We consider that the enclosed information is in order having discussed the application submission documents with yourself in advance of submission and we look forward to receiving confirmation of validation. Please let me know if you have any queries in the meantime.

Yours sincerely



Grace Mollart

**PLANNING POTENTIAL**

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