

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

8th January 2015

Our Ref: 09/822

Dear Gideon,

Application for Non-Material Amendment to Planning Permission 2010/4555/P, to use the void space under the south terrace, and Listed Building Consent for the construction of a doorway in the basement of 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 2010/4555/P for *'the installation of rear (north-west) and side (south-west) terrace and steps and associated works to existing residential dwelling house (Class C3)'* granted 18 October 2010, namely the use of the void space under the terrace, and a Listed Building Consent for the construction of a doorway from the laundry area to the store room (Room B.24) in the basement at 41 Highgate West Hill.

As explained on the site visit held on 11.09.14, the 2010/4555/P consent allowed for the creation of a new terrace and steps to the SW/NW of the House and this has now been implemented. Rather than infill the void beneath, it has been retained it as it is capable of being useable floorspace.

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On the site visit, you advised that, as long as it had been built correctly, had resulted in no harm to the building and is appropriately justified, a Non Material Amendment application for the new floorspace and a Listed Building Consent application for the new doorway would be sufficient.

The 2014 Structural Report, explains that provisions have been made to ensure stability of the building. The masonry wall, is no longer load bearing and was safely removed to create access into the laundry without impacting on the listed building or any of the surrounding structure.

It is therefore considered that the use of this space is acceptable as it will still maintain the structural stability of the building 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. In accordance, with Policy DP27 (Basements and Lightwells) the development will also preserve the existing fabric of the listed building, and features that are architecturally or historically important.

The following drawings are submitted with this application to replace approved drawings as part of the terrace application:

Approved Drawing	Revised Drawing
601-P-031	363_031_TP3
601-P-039	363_039_TP1

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.

In the context of the permitted development as detailed above, the effect of the change is non-material to the overall development, as the space under the terrace had already been created. Further, the effect of the change will not have any material impact on the approved development which is primarily for the installation of rear (north-west) and side (south-west) terrace and steps and associated works.

With regard to the removal of part of the wall, for the introduction of a new doorway, it is considered that it did not cause adverse harm the fabric of the listed building. The works have been limited as far as possible with only minimal intrusion to the building, and it is considered that this small scale loss has not caused significant harm to the listed building. For the new

doorway, a solid oak architrave has been installed, and a new ceramic tile step placed to ensure access is maintained.

The proposals are entirely subterranean, and as a result they have not affected the character and setting of the listed building. It is considered that the basement is possibly the floor where works are least likely to affect the value of the listed building.

It has therefore been demonstrated above that the proposals will not cause 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.

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

- Planning Application Form;
- Completed CIL Questions Form;
- Structural Report in Connection with the Basement Laundry Access Void December 2014;
- Structural Report in Connection with the Removal of Service Wing June 2010;
- The following drawings-
 - Site Location Plan - 363_22_030 TPO
 - Approved - 601_P_031_000; 601_P_039_000
 - Revised - 363_039_TP1; 363_031_TP3
 - Other - 363_76_MHB_B23_TP2 - Door opening details

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

Yours sincerely



Grace Mollart
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