



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

10 February 2015

Our Ref: 09/822

Dear Gideon,

Application for Planning and Listed Building Consent for the removal and reconstruction of a section of the Upper Garden wall within the grounds of 41 Highgate West Hill.

I am writing on behalf of Safran Holdings Limited to submit an application for Planning and Listed Building Consent for the -

'Removal and reconstruction of a section of the Upper Garden wall within the grounds of 41 Highgate West Hill'

The garden wall is located within the Upper Garden to the rear/side of the house and consists of brickwork, with brick on edge copings situated on clay tiles. It is understood that it was built in the latter part of the 19th century. A note from Colvin & Moggridge is included with this submission which sets out the history of this part of the site and the introduction of the wall at the end of the 19th Century.

Proposals

Currently the south side of the house is the only way in which vehicles and garden machinery can move between the front and back of the property, as there is only one entrance into the site from the Gatehouse. The consented Upper Garden scheme makes no provision for maintenance access to the lower gardens other than across the terraces immediately against the house. There is therefore an identified need for a route in order to make provision for the movement of maintenance machinery.

This application seeks consent to remove part of the garden wall and introduce a service path through the screen shrubbery to the west of the main house. The service route will be surfaced in porphyry setts which is a sympathetic material used elsewhere in the grounds.

This is the only route where an access path to the lower gardens can be incorporated. The path will be kept 'buried' in the screen shrubbery away from the principal terraces of the house and far enough away from the Summit to allow the planting of intervening screen planting. As much as possible of the existing wall is retained to provide further separation to the neighbours, as was its original function, which will protect the amenity of nearby residents.

As well as the partial removal of the wall, the application also seeks to repair the remaining wall and re-build part of the western end to ensure its longevity. The ends of the wall will be terminated into a two and a half brick wide pier with a similar brick coping to match the existing.

The note from Colvin & Moggridge further explains the extent of the proposed removal and intended works to deal with the ends of the remaining wall so as to allow it to play a part in the garden into the future.

Heritage Assets

In accordance with the Planning (Listed Buildings and Conservations Areas) Act 1990 the proposals have had special regard to the preservation of the listed house and nearby listed structures and the Conservation Area.

It is considered that the proposed removal of part of the wall and the new pathway will not prove detrimental to the listed house or any other listed structures in its grounds, but will allow a sensitive arrangement for the movement of essential machinery for garden maintenance and repair. This together with the repair and reconstruction of the path, will ensure the longevity and continuity of the wall to preserve the setting of the listed house, Conservation Area and other nearby listed structures.

It has therefore been demonstrated above that the proposals will not cause harm to the significance of the listed House or nearby listed structures, and will preserve the character and significance of the Highgate Conservation Area. This in line with both local and national policies including Camden's Core Strategy Policy CS14 and Policy DP25 of Camden's Development Policies DPD.

Formal pre-application advice has been sought on these proposals and it was discussed on the site visit with Claire Brady and yourself on the 11.09.14. On the site visit, neither yourself or Claire Brady raised objection to the proposals, therefore it is considered that permission should be forthcoming.

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

- Planning Application Form;
- Colvin and Moggridge Statement;
- The following drawings-
 - Location Plan – 2228-17/00/00
 - Existing Photographs – 2228-17/01/05 Rev 0
 - Existing Plan – 2228-17/01/01 Rev. A
 - Existing Elevation – 2228-17/01/02 Rev. A
 - Proposed Plan – 2228-17/01/03 Rev. B
 - Proposed Elevation – 2228-17/01/04 Rev. A

The proposal benefits from a reduction in fees, as this application has been submitted on the same day as the Summit fence application. Therefore, a total fee of £258 has been paid via the Planning Portal to cover the cost of both submissions.

We trust that the enclosed information is in order and 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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