

FAO Gideon Whittingham
Regeneration and Planning
London Borough of Camden
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

10 February 2015

Our Ref: 09/822

Dear Gideon,

41 Highgate West Hill, London, N6 6LS

Application for planning permission for the erection of a 1.8m high fence at the boundary of No. 41 and the adjoining property at the No.40 The Summit.

On behalf of Safran Holdings Ltd, please find enclosed a planning application for the erection of a 1.8m high fence along the boundary of No.41 and the adjoining property at the Summit, No.40 Highgate West Hill. The fence will replace the temporary metal fence in the courtyard to the Summit which currently separates the two properties.

The boundary fence will be of a high quality, and made of solid timber with horizontal tongue and groove panels. The choice of material will provide privacy for the adjacent residents and ensure that the perimeter is secure. The proposed colour RAL 6009 (Dark green), is the same as the approved western boundary screen fence, and not that dissimilar to 'Royal Parks Green' which matches other boundary fences at the site.

Directors:
Helen Cuthbert BSocSc (Hons) MA MRTPI
Stuart Slatter B-Tech TRP(SA) MRTPI
Claire Temple BA (Hons) Dip TP MRTPI
Associate Director:
Alastair Close BSc (Hons) MRTPI

Consultant:
Caroline Dawson BA (Hons) DMS MRTPI
Associates:
Rob Scadding BA (Hons) PG Dip MRTPI
Katie Turvey BA (Hons) MA TP MRTPI
Heather Vickers BA (Hons) MSc MRTPI

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Registered Office: 35 Ballards Lane, London, N3 1XW

The fence is required to secure the perimeter of the site, and to reinstate the original 41 Highgate West Hill boundary line which has been realigned in recent years. The line of the fence follows the ownership details as set out in the title deeds of the property.

All works will be undertaken from 41 Highgate West Hill. The works involve the creation of post holes, insertion of posts, and finally the erection of the fence. There will be no infilling from either side, so there is no requirement for HGV's or other vehicles to enter the site.

The proposed boundary fence only runs a short length, and will be located at a distance from the listed house and listed peto garden structures, so it is therefore considered that it will not impact upon their character or setting, in accordance with Camden's Core Strategy Policy CS14.

Given that the proposals involve replacing the existing makeshift fence, with a better quality fence, which is more appropriate with the conservation area, it is considered that the proposals will work towards preserving and enhancing the character and appearance of the conservation area in accordance with Policy DP25 of the Development Policies DPD.

With regard to local amenity, the proposed fence will improve the amenity of the residents of the Summit, by improving their privacy and by providing a sense of visual separation. This is in accordance with Policy CS5 of the Core Strategy and Policy DP25 of Camden's Development Control Policies.

The proposed structure has been discussed with the residents of the Summit, and is supported, therefore, it is considered that planning consent should be forthcoming.

As part of the planning application we enclose the following which has been submitted via the Planning Portal:

- Completed Application Form;
- Specification Details;
- Site Location Plan 2228/09/00/00;
- Existing Plan 2228-09/00/01;
- Existing Elevations 2228-09/00/02;
- Existing Elevations 2228-09/00/03

- Proposed Plan 2228-09/01/01;
- Proposed Elevations 2228-09/01/02 Rev. A
- Proposed Elevations 2228-09/01/03 Rev. A

The proposal benefits from a reduction in fees, as this application has been submitted on the same day as the garden wall 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
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