



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

03 March 2015

Our Ref: 09/822

Dear Gideon,

**41 Highgate West Hill, London N6 6LS**

Please find enclosed a Listed Building Consent application submitted on behalf of Safran Holdings Ltd in relation to the above property. Consent is sought for:

*'Minor works and alterations to the second floor rooms (S01-S05)'*

**Proposals**

This application alongside other planning applications and Listed Building Consent applications which have been submitted recently, represent the final phase of restoration works to allow the building to be used as a single family dwelling.

It was originally envisioned that rooms S01-S05 would be adapted for use as bedrooms and bathrooms, and consent was given for these changes in 2009. However, the applicant now considers that they are no longer appropriate for use as bedrooms, and would like to adapt them for use as a set of domestic bathrooms and a dressing room serving the master bedroom

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suites. The proposed works will enable contemporary bathroom facilities to be installed to allow the occupants to use the house in line with their domestic expectations.

### **Heritage Considerations**

The full extent of works proposed are described in the Heritage & Design Statement included with this submission. It has been demonstrated that the proposed works are minimal and will not cause harm to any of the original features of significance to the house. The rooms contained no decorative features, so none have been lost or need replacement. Further, the proposals will not materially alter the shape and character of these rooms. The changes are relatively minor when compared to the 2009 approved scheme, which approved the sub-division of the Utility Room and similar decorative treatment.

The extent of the works proposed was discussed in detail with yourself and Claire Brady from English Heritage on the site visit in September and also formed part of the pre-app. It was noted in your pre-app response that, so long as English Heritage were happy with the works proposed you would follow their lead. Given that no concerns or objections have been raised either at the pre-app or thereafter, it is considered that consent should be forthcoming.

Overall, it is considered that the design of these spaces has respected the character and appearance of the listed house and preserved the significance of the heritage asset. Given that all of the works are internal, it is not considered that there will be any impact on the conservation area. It has been demonstrated in this submission, that the above proposals will not cause harm to the significance to the heritage asset which is in line with both local and national policies including Camden's Core Strategy Policy CS14 and Policy DP25 of Camden's Development Policies DPD.

In support of this application please find enclosed the following information:

- Application Forms;
- Design Statement – Owen Architects;
- Photographic Record of Original Internal Spaces S01-S05;
- Approved Existing and Proposed Second Floor Plans – 601-E-005\_000; 601-P-006\_001
- The following application drawings;
  - Location Plan – 363\_22\_800\_TP0;
  - Existing S01 Bedroom Plan and Elevations – 363\_TP\_3011\_TP1;
  - Existing S02 Utility Plans and Elevations – 363\_TP\_3022\_TP1;
  - Existing S03 Bath Plans and Elevations – 363\_TP\_3035\_TP0;
  - Existing S04 Bathroom Plans and Elevations – 363\_TP\_3041\_TP0;
  - Existing S05 Corridor Plan & Elevations – 363\_TP-3052\_TP0;

- General Arrangement Plan– 363\_22\_301\_TP1;
- North West Wing Plan – 363\_TP\_311\_01;
- Proposed S01 Dressing Room Plan and Elevations – 363\_TP\_3011\_03;
- Proposed S02 WC Plans and Elevations – 363\_TP\_3021\_03;
- Proposed S03A Shower Room – 363\_TP\_3030A\_03;
- Proposed S03 Sauna Plans and Elevations – 363\_TP\_3030\_03;
- Proposed S04 Bathroom Plans and Elevations – 363\_TP\_3040\_TP4;
- Proposed S05 Corridor Plan and Elevations – 363\_TP\_3051\_02;

We 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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