



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 room S07'*

**Proposals**

Room S07 was originally intended to be used as a bathroom/ dressing room, however it is now intended for this room to be adapted for use as a library as an extension to the master bedroom suites. It was initially proposed that the door into the hallway would be blocked up, but it is now intended that this room is to remain accessible from the corridor as was its original function. A small cupboard is proposed in the rear corner, which will contain essential services which are required for heating, cooling

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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and dehumidifying the property. Further, a new fire place will be installed to the eastern elevation.

### **Heritage Considerations**

The full extent of works proposed are outlined in the Heritage & Design Statement included with this submission. The Statement demonstrates that the works proposed are relatively minimal and will not cause harm to any of the original significant architectural features. No original features which have been capable of repair will be lost, the original panelling will be refurbished and restored, and the window joinery will be made good.

When the proposals were discussed with Claire Brady from EH on the site visit which you also attended, it was commented that the enclosure for the services was acceptable, and the introduction of a fireplace was supported. It was her view that the room was not one of the most important in the House and that it could accommodate the proposed changes. 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 the proposals are acceptable and consent should be forthcoming.

It has been demonstrated, that the significant feature of this room, is the original joinery which has been restored and is to be reinstated. Further, that the minor alterations will not compromise any special character. It is therefore considered that the proposals will not cause harm to the significance of this room, and the listed building as a whole 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 S07;
- Approved Existing and Proposed Second Floor Plans – 601-E-005\_000; 601-P-006\_001

- The following application drawings;
  - Location Plan – 363\_22\_800\_TPO;
  - Existing S07 Bedroom Plan and Elevations – 363\_TP\_3075\_TP0;
  - S07 Site Location in Main House – 363\_22\_401\_TP0;
  - Proposed S07 Library & S07A Kitchenette Plan – 363\_TP\_3070\_3\_01;
  - Proposed S07 Library & S07A Kitchenette Elevations – 363\_TP\_3071\_3\_01

We look forward to receiving confirmation of validation. Please let me know if you have any queries in the meantime.

Yours sincerely

A black rectangular box used to redact the signature of Grace Mollart.

Grace Mollart

**PLANNING POTENTIAL**

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