



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

12 February 2015

Our Ref: 09/0822

Dear Gideon,

41 Highgate West Hill - Application for Listed Building Consent for a Lift Extension to Third Floor

We are pleased to enclose on behalf of Safran Holdings Limited, an application for Listed Building Consent to extend the lift from second to third floor within the Grade II* house at 41 Highgate West Hill.

Proposals

As was explained on the site visit, and in our various letters, the lift approved at lower floors has been brought up to the third floor into the approved Lobby T.16. As these rooms, are intended to be used as guest bedrooms, the lift extension was necessary so that the rooms on this floor can be easily accessed by less able guests.

The lift sits discreetly within the lobby, so as to not be intrusive, and will be fitted with sympathetic wooden doors onto the hall at T.12, with a similar character to the other original doors on this level. The lift has caused no harm to the appearance and layout of the floor and, and is considered acceptable, particularly given that T.12 is no longer to be a sitting room but

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

Planning Potential is a Limited Company
Registered in England No: 5419507
Registered Office: 35 Ballards Lane, London, N3 1XW

a lobby, and that the reconfiguring of the bedroom T.17 has already been accepted and approved.

Heritage Considerations

The proposed lift extension has not caused harm to the significance of the listed House and has preserved and respected its layout and appearance. None of the significant architectural features of the house have been compromised, and the loss of original material has been minimal. Full details of the design rationale and construction processes have been explored within Owen Architects Heritage, Design and Construction Statement which has been included with the submission.

Overall, it is considered that the lift extension has respected the character and appearance of the listed house and preserved the significance of this heritage asset. It has been demonstrated throughout the submission, that the proposals have not caused 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 and Policy DP25 of Camden's Development Policies DPD.

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

- Owen Architects Heritage, Design & Construction Statement;
- T13 Landing – Photos of Third Floor Installed Lift;
- Location Plan – 363_22_800;
- Third Floor Lift Extension – 363_22_501_TP0;
- T13 Landing Lift Plan Existing – 363_22_4140_TP0;
- T13 Landing Lift Plan Proposed – 363_22_4130_TP1;
- T13 Landing Lift – Existing Elevations - 363_22_4141_TP0;
- T13 Landing Lift – Proposed Elevations - 363_22_4132_TP1;

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