



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

09 March 2015

Our Ref: 09/0822

Dear Gideon,

41 Highgate West Hill - Application for Listed Building Consent for replacement flooring

Please see enclosed on behalf of Safran Holdings Limited, a retrospective Listed Building Consent application for replacement flooring at the ground floor front entrance rooms of the main listed house.

Since 2009, the flooring in several areas at ground floor level has received consent for extensive treatment and enhancement to ensure the sympathetic restoration of the family home. The stone floor of the main entrance/ reception, has been retained and restored to its former glory. Whilst, the floorboards in the Principal Rooms (including the Main Stair Hall, the Gallery, the Dining Room, the Ballroom and the Ante Room), have been replaced with decorative parquet flooring which has improved and enhanced the character and appearance of these grand rooms.

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Proposals

The previous flooring within the corridor which are shown on the submitted plans, consisted of an assortment of materials and styles, which did not contribute positively to the character and appearance of the listed building. The flooring installed throughout these areas, was poor quality with the use of unsympathetic materials.

It was, therefore proposed that the previous flooring be replaced with new marble decorative flooring, which was considered to be more aesthetically consistent with the parquet flooring of the principal rooms and the stone floor of the main entrance.

Heritage Considerations

As reiterated throughout the submission, it is considered that the replacement flooring better reflects the style and grandeur of the house, especially the ground floor entertaining rooms to which the flooring leads onto. The new flooring complements the other flooring on this floor, and contributes to the sense of arrival when entering the house. It is clear that the previous flooring did not form part of the building's significance, and in this way, it negatively contributed to the character and appearance of this listed building. Rather, it is considered that the new flooring has enhanced the character and appearance of the ground floor rooms through improving their visual appearance and quality of materials. This 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;

- Planning Application Form;
- Owen Architects Heritage & Design Statement;
- Location Plan 363_22_800_TPO;
- Ground Floor Entrance Flooring in Main House 363_22_601_TP1;
- G.03 & G.06 363_22_602_TP0;
- G.02 Flooring 363_22_603_TP0;
- G.21 Flooring 363_22_604_TP0;
- G18B 363_22_605_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

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