

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

11 November 2016

Our Ref: GM/09/822

Dear Mr Whittingham,

**Application for Non-Material Amendment to Planning Permission 2014/6083/P**

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

On behalf of Safran Holdings Ltd, please find enclosed an application under Section 96A of the Town and Country Planning Act 1990 (as amended) for a non-material amendment to planning permission 2014/6083/P for the erection of 2 service yard stores to the west of the tennis court on the boundary with 5 Highfields Grove.

Under the 2014/6083/P consent, it allowed for the provision of two service yard sheds, however only the store on the eastern side of the glasshouse was built out (Tool Shed 1), and the one on the western side (Tool shed 2) was not.

This application seeks the enlargement of Toolshed 2 on the western side of the glasshouse and also seeks to pull it away from the listed boundary wall to be in line with the tool shed on the eastern side. Essentially, Toolshed 2 will now mirror Toolshed 1, which will allow for a consolidated design approach in this section of the site.

The approved Toolshed 2 measures 3.8 x 3.8m and the proposed will be 8.6 x 3.8m, currently the same size as Toolshed 1. The design of Toolshed 2 will follow the same height with same use of materials as Toolshed 1, with Portland stone, timber panelled doors and an oak shake roof finish. The only difference is small changes in the design, in that there will be an end bay open for vehicle parking and wash down. The principle of the store room in this location and all other elements of the development remain as approved.

It is useful to understand the need for extra storage in this part of the site. The 5-acre garden is currently maintained by six gardeners who are all responsible for maintaining different sections of the garden and require extensive tools and equipment. The service yard in this part of the site, holds tool and machinery for the wider grounds.

**Directors**  
Helen Cuthbert | Stuart Slatter | Claire Temple  
**Associate Director**  
Alastair Close | Vicki Freestone | Katie Turvey

**Consultants**  
Caroline Dawson | Dan Templeton  
**Associates**  
Sally Arnold | Rachel Ford | Rob Scadding | Heather Vickers | Alan Williams  
David Williams

The 3.8 x 3.8m store was never built out as it wasn't considered large enough to accommodate the amount and scale of gardening equipment which is required to support the continued maintenance of the grounds. With hand tools, storage lockers, machinery and a pump room the head gardener desperately requires extra space for essential spares such as irrigation parts and specialist equipment for the care of the fish and pools etc. a carport (garden buggy parking) with the additional two bays of garden machinery storage that were not able to fit within the current provision. The extra storage requirement was carefully considered and it was agreed that it would be more sympathetic to make this store larger than to build another one elsewhere on the site.

The consent permitted the principle of the erection of a toolshed on this part of the site which is designated as a service area. Although it is slightly shifted forward and larger to the approved shed, it is still positioned in such a way that it is concealed in the service yard and not visually dominant. The storage shed is designed so as to be well screened in relation to adjoining properties, both to protect the privacy and outlook of the occupiers of the House and of neighbouring residents. It has therefore been demonstrated that the garden store in this part of the garden is considered acceptable in principle by the Council and the proposals are entirely in accordance with the objectives of adopted Policy CS5 of the Core Strategy, Policy DP26 of Camden's Development Control Policies and emerging Policy A1 of the emerging Local Plan.

Further, the revised position the toolshed will not affect the significance of the heritage assets as it will be well screened from the listed house, listed structures and wider conservation area. In fact, moving the toolshed away from the boundary wall so that it is no longer touching it will work towards protecting the listed wall. As such, the tool shed will preserve the significance of the heritage assets in accordance with the NPPF, Policies DP24 and DP265 of Camden's Development Policies DPD, and emerging Local Plan policies D1 and D2.

In the context of the permitted development as detailed above, the effect of the change is non-material to the overall development. The effect of the change will not have a material impact on the permitted development, primarily the erection of two toolsheds in this location.

For the non-material amendment to permission 2014/6083/P the following drawings are submitted:

- 2228.16.00.00 Location Plan;
- Existing Drawings;
  - 2228-16-00-01 Rev. A Existing Site Layout
  - 2228-16-00-02 Rev. A Existing Site Sections A&B
  - 2228-16-00-03 Rev. A Existing Site Sections C, D & E
- Proposed Drawings;
  - 2228-16-01-01 Rev. A Proposed Site Layout
  - 2228-16-01-02 Rev. A Proposed Site Sections A&B
  - 2228-16-01-03 Rev. A Proposed Site Sections C, D & E

- 2228-16-01-04 Rev. A Plans, Sections and Elevations
  
- Approved drawings;
  - 2228-16\_01\_01 Proposed Site Layout
  - 2228.16.01.02 Proposed Site Sections A&B
  - 2228.16.01.03 Proposed Site Sections C, D& E
  - 2228.16.01.04 Plans, Sections and Elevations

We trust the enclosed is in order and look forward to receiving confirmation of validation.

Yours sincerely,



Grace Mollart MRTPI

Planner

**Planning Potential**

London Office

Enc.