

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

17 November 2016

Our Ref: GM/09/822

Dear Mr Whittingham,

Application for Re-discharge of condition 3 of permission of planning permission 2009/3171/P and 2009/3192/P

41 Highgate West Hill, London, N6 6LS

On behalf of Safran Holdings Ltd, please find enclosed an application for the further approval of details reserved by a condition.

Planning applications for construction of a basement and new orangery building for residential use were refused by Camden Council in December 2009 but were, later, granted on appeal in June 2010 (Refs - Basement and Emergency Access, LPA Ref: 2009/3192/P, Appeal Ref: APP/X5210/A/09/2119330 & Service Wing and Orangery LPA Ref: 2009/3171/P APP/X5210/A/09/2119332).

Michael Balston approved landscaping layouts (Drawings 120D and 121B) for the area surrounding the orangery and forecourt were secured as part of the appeal for the basement and new orangery, however conditions were attached to the consents requiring detailed landscaping plans for this section of the site and in particular condition 3 of both consents which states the following;

'Prior to bringing into use of the development hereby permitted details of all hard and soft landscaping and means of enclosing any presently open land shall have been submitted to and approved by the Council in writing; such details shall be consistent with Balston application drawings 120 D and 121 B and shall show any proposed earthworks, grading, mounding or other changes in ground levels; thereafter hard and soft landscaping works shall not be carried out other than in accordance with the details approved'.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple
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Detailed plans were then submitted for the forecourt and orangery area, as part of discharging condition 3 and these were discharged in October 2013 under references 2013/5104/P and 2013/4838/P. The approved plans were the following; 601-P-909_PL Orangery Garden Plan; 337-SW-042 Planting Plan; 601-P-1148_PL Orangery Garden Elevations; 601-P-1150_PL Orangery Garden Sections; 5344_Orangery Garden Pond; 5344_Orangery Garden Seats; 5344_Orangery Garden Stonework, 5344, 5344/70-73, PLG-042 Rev B, PLG-041 Rev. A; PLG-111 Rev. A; PLG-110-A.

As seen from the plans, the landscaping for part of the site towards the south eastern side of the house near to the boundary with No.40 The Summit was not submitted as it was assumed this would be a less formal planted area.

The owners now have now decided that they would like to create a kitchen garden in this area of the site. The reason for this location is because there is a good aspect and views across London from this part of the site, and it is easily accessible as the outside service path leads here from the kitchen. It will also make good use of the corner site which would otherwise have been mass planted, so there is an added benefit of having a regularly cultivated area in this section of the garden.

The proposals involve a series of stepped planting boxes, so will involve some ground remodelling and earthworks. The planting boxes will be boxed in by a 2.4m hedge either side. After the lower yew hedge there will be a 1.2m retaining wall to prevent subsidence, a maintenance path and a 2.4 security fence and then a drop with vegetation and trees down to the Highgate West Hill Wall. The line of trees along Highgate West Hill that were approved as part of the Boundary Wall Consent will remain the same and reflect the previous line of trees.

A potting shed is also proposed adjacent to the planting boxes, which is required to maintain the kitchen garden. The shed will be hidden from view from the listed property and structures by the yew hedges and will hardly be seen from the service path adjacent. It will not be seen from other seen sections of the site and the wider conservation area.

The kitchen garden 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. The second yew hedge will shield the property at No.40 the Summit from any views into the kitchen garden and residents of the house will not overlook onto the property either. The proposals will therefore meet 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 kitchen garden 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 by the yew hedges. As such, the kitchen garden 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.

As part of the application, we enclose the following (submitted via the Planning Portal):

- Approved landscaping plans as part of the appeal 120D and 121B;
- Approved landscaping plans as part of condition 3;
 - 601-P-909_PL Orangery Garden Plan; 337-SW-042 Planting Plan; 601-P-1148_PL Orangery Garden Elevations; 601-P-1150_PL Orangery Garden Sections; 5344_Orangery Garden Pond; 5344_Orangery Garden Seats; 5344_Orangery Garden Stonework, 5344, 5344/70-73, PLG-042 Rev B, PLG-041 Rev. A; PLG-111 Rev. A; PLG-110-A.
- Proposed landscaping plans for the kitchen garden; 601-P-1429-002; 601-P-1430-002; 601-P-1443-001.
- Potting shed specification.

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.