



10A SOUTH GROVE
HIGHGATE
LONDON
N6 6BS

John Diver, 6368
Planning Solutions Team,
London Borough of Camden,
Town Hall,
Argyle Street,
London WC1 8ND

February 7th, 2018

By email and by post

Dear Mr. Diver,

Re: 2017/7016/P 38a Highgate West Hill London N6 6LS
2017/7018/P 38c Highgate West Hill London N6 6LS

These two applications concern two small row houses, one at each end of a group of three at 38 Highgate West Hill. They are set perpendicular to the road, facing north towards Witanhurst at 41 Highgate West Hill. At present Witanhurst is undergoing very extensive listed building renovation, which looks likely to continue for some time.

All three houses at 38 Highgate West Hill are zoned for Class C3 residential use. At present only one, 38b appears to be occupied as a residence; the two end houses the subject of these applications are being used as site offices for the Witanhurst works.

- (i) 2017/7016/P, 38a Highgate West Hill
This house has already been the subject of three similar planning applications. On December 3, 2015 full planning permission was granted for temporary change of use from C3 to B1a (office use) so that it could serve as an architect's site office for the Witanhurst project, until March 31, 2016. This temporary permission was extended, On July 12, 2016 until December 31, 2016, and extended a second time from July 9, 2017 until December 2017.

The present application seeks to further extend this temporary permission until June 30th, 2018.

- (ii) 2017/7018/P, 38c Highgate West Hill
This house has not previously been the subject of a planning application for change of use. However on inspection it is evident that it is being used as an office. The present retrospective application seeks a grant for temporary change of use from June 2017 until June 2018.

If the goal of Camden, as well as the owners of Witanhurst, is to complete this large and complex project as soon as possible, and in view of the fact that permission has been granted for 38a to be used as a site office since December 2015, it would be counter-productive and in no-one's interest to refuse the present applications.

At the same time, it should be borne in mind that two houses zoned for residential use are now not available as homes in Camden. It is possible that 38b is also not occupied as a residence: the curtains were drawn at midday, and no one responded to the front doorbell when we called to

inspect the site. Thus the works at Witanhurst, a separate address, have resulted in two, possibly three homes in Camden being removed from available housing. Each is a roomy one-bedroom property capable of housing at least two people.

The Highgate Society therefore considers that Camden should make it a condition of granting the temporary change of use sought in respect of 38a and 38c Highgate West Hill that the two properties be reinstated as Class C3 residential accommodation at the conclusion of their temporary use as site offices.

Yours sincerely,

Arlene Polonsky,
Planning Committee,
Highgate Society.