

pys/jmw/ln58537.3/hkj

25 October 2013

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Camden Council
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Dear Sirs

Planning Application at Athlone House, Hampstead Lane, N6 4RU

Proposal: Demolition of Athlone House and the erection of an 8 bedroom single dwelling house (Class C3) together with ancillary underground parking, plant and landscaping

We enclose an application for full planning permission for the above development at Athlone House, Hampstead Lane, London, N6 4RU.

A cheque for £385.00 being the requisite planning application fee under The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2013 is enclosed.

The Application comprises six copies of the following drawings and documents:

- Signed Planning Application form, with Certificate A signed;
- Signed CIL Form;
- Design and Access Statement by Adam Architecture;
- The following drawings:

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Landscape Sections A-A and B-B	JFAL-9135/08	
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In addition to the drawings listed above, the following documents have been submitted to be read in conjunction with the submission:

- Planning Statement – Savills
- Arboricultural Implications Assessment – Catherine Bickmore Associates Ltd;
- Heritage Statement – Dr Mervyn Miller
- Ecology Statement – Catherine Bickmore Associates Ltd;
- Historic Landscape Statement – Catherine Bickmore Ltd
- Sustainability and Energy Statement – Slender Winter Partnership;
- Basement Impact Assessment – Geotechnical and Environmental Associates;
- Flood Risk Assessment – Price and Myers;
- Landscape and Visual Impact Assessment – JFA Environmental Planning;
- Statement of Community Involvement – Quatro;
- Transport Statement – SKM Colin Buchanan; and
- Market Evidence Report – Knight Frank

Background

This is a revised proposal further to the refusal of application ref: 09/3413/P, which proposed a larger replacement dwelling house at the site. That proposal, whilst dismissed at appeal in 2011 due to the overall size resulting in a harmful impact on the Metropolitan Open Land (MOL), was found to be of a high quality and acceptable design that would not harm the character and appearance of the Highgate Conservation Area, nor any views from Hampstead Heath.

Adam Architecture have responded to the Inspector's decision by designing a dwelling of similar character, albeit significantly smaller than the previous proposal. The proposed dwelling will be set in restored historic gardens, providing a high quality landscaped setting. The proposed building sits in

the same position as the existing building and is of a similar height, with the tower element slightly lower than the existing.

Whilst the submission is in respect of the area edged red on the site plan, which only includes land belonging to Athlone House Limited, it remains our position that the application is effectively a variation of the 2005 consented scheme (refs 2003/2670/P & 2003/2671/C). We would ask that you have that clearly in mind in considering the merits of the application.

We trust that the Council has everything required to validate and determine this submission, however if there are any matters which require further clarification, please do not hesitate to contact us.

Yours faithfully



Withers LLP