

<b>Address:</b>	Athlone House Hampstead Lane London N6 4RU		<b>4</b>
<b>Application Number:</b>	2016/3587/P	<b>Officer:</b> Charles Thuaire	
<b>Ward:</b>	Highgate		
<b>Date Received:</b>	27/06/2016		
<b>Proposal:</b> Restoration and extension of Athlone House for use as a 6 bedroom single dwelling house; creation of new vehicular/pedestrian entrance from Hampstead Lane and associated part demolition of boundary wall; refurbishment and extension of Caen Cottage and refurbishment of the Gate House, both to be used as ancillary residential accommodation; erection of a summer house on disused tennis court within the grounds; and associated landscaping works and restoration of historic garden			
<b>Drawing Numbers:</b> 817- 001, 002, 003, 010, 010a, 011, 011a, 012, 012a, 013, 013a, 014, 014a, 015, 015a, 016, 020, 021, 022, 023, 024-PL02, 025-PL03, 026-PL02, 027, 028, 200, 201, 202, 203, 210-PL02, 211, 212, 213-PL02, 221, 230, 240, 250, 300, 301, 302, 303, 310, 311, 312, 313, 314, 700 (all suffix -PL01 unless otherwise stated); Planning statement by Savills dated May 2016; Design and Access Statement by SHH dated 23.6.16; Heritage statement by Mervyn Miller dated June 2016; Historical landscape appraisal by CBA dated June 2016; Tree quality survey report by CBA dated June 2016; Tree survey form by CBA rev A dated 22.7.16; Ecology Statement by CBA dated June 2016; plans by CBA refs 725/01, 02, 03, 04, 05, 07, 08, 09; plans by JFA refs 9135-01, 03; Landscape and Visual Impact assessment by JFA dated June 2016, plus Appendix 1 by SHH; Construction Sequence methodology by HRW dated 16.6.16; Engineering Services and energy report by SWP Issue 2 dated July 2016; BREEAM Domestic Refurbishment Pre-assessment report by Price and Myers revised version 1 dated 26.7.16; Basement Impact Assessment by GEA dated June 2016; Flood risk assessment by Infrastruct dated April 2016; Drainage strategy plan by HRW ref DR-50-P05; CDM Pre-construction information by Approved Inspector Services; Structural Inspection by Mann Williams dated May 2016; Structural Interventions report by HRW dated June 2016; Structural drawings by HRW; Construction Management Plan by Walter Lilly revision 3 dated July 2016; Transport statement by Motion dated 21.6.16; Noise survey by Hann Tucker dated 18.3.16; Campbell-Reith BIA audit ref 12336-84 rev D1 July 2016.			
<b>RECOMMENDATION SUMMARY: grant conditional planning permission</b>			
<b>Applicant:</b>		<b>Agent:</b>	
see Agent		SHH Architects 1 Vencourt Place Ravenscourt Park London W6 9NU	

## ANALYSIS INFORMATION

### Land Use Details:

	Use Class	Use Description	Floorspace
Existing 3 buildings			
Approved restored house and 2 cottages (2005 pp)	C3 Dwelling House		2510m <sup>2</sup>
	C3 Dwelling House		2768m <sup>2</sup>
Proposed	C3 Dwelling House		3082m <sup>2</sup>

### Residential Use Details:

	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing/approved	House							1		
Proposed	House						1			

### Parking Details:

	Parking Spaces (General)	Parking Spaces (Disabled)
Existing/approved	15	
Proposed	7	

## OFFICERS' REPORT

**This application is being reported to the Committee as it involves a prominent building adjoining Hampstead Heath, that has previously been subject to a high level of public interest and which, in the view of the Director of Regeneration and Planning, should be considered by the Committee (Clause 4).**

### 1. SITE

- 1.1 The site is situated on the south side of Hampstead Lane, directly opposite Highgate School's playing fields. The overall site of Athlone House, as it was originally laid out, is bounded to the south and west by Hampstead Heath and to the east by a private residence known as Beechwood and is screened all around by mature trees. Part of the site's northern boundary abuts Hampstead Lane and is screened by a brick wall and mature trees and shrubs. The site entrance is located in the middle of the wall between various ancillary outbuildings. The main house and part of the grounds and other buildings are visible from the Heath and Hampstead Lane. In particular the House is most closely visible from Hampstead Lane and across Highgate School playing fields to the north; it is also substantially visible from the Kenwood estate gazebo and the adjoining Caen Wood Farm Fields to the west. In more long distance views from Hampstead Heath and Parliament Hill to the south, only the tower is visible.
- 1.2 The site has been subject to a planning permission in 2005, subsequently amended (see history below), for its part redevelopment involving refurbishment and change of use of Athlone House itself from previous health use to a 7-bedroom single dwelling together with part conversion and part redevelopment of the remaining buildings for 24 flats and 2 houses. This permission has been partly implemented by virtue of the various postwar extensions and outbuildings all demolished and the 3 new blocks of flats built on the eastern part of the site. Furthermore in accordance with the terms of the S106, the southern and western fringes of the site have been donated to the City Corporation as extensions to the Heath. As a result, the site has been split into two halves, with the eastern part now in separate ownership- this contains the 3 new blocks of flats (Caenwood Court) plus the Coach House. The western site, now forming part of this application, contains Athlone House itself in its centre, and Caen Cottage and the Gate House on the road frontage- all these buildings are still vacant and dilapidated. The west side of the site contains lawns and there is a tree and shrub belt along the southern boundary. The entrance to the house is located between the Gate House and Coach House, and shared with the access to Caenwood Court.
- 1.3 Historically the site contained a single dwelling house set within extensive landscaped parkland. Athlone House was the original main residence of the site, dating from 1871, and is two storeys high with basement and attic accommodation plus a 4 storey high square tower. The original building is built in red brick with a combination of Jacobean gables with a Victorian structure incorporating a tiled roof. A number of unsympathetic 20th C extensions and alterations have been made, as well as various outbuildings in the grounds for wards and staff accommodation, following its occupation by the NHS in 1951 as a post-operative recovery home. As a consequence much of the house's original external detailing has been simplified

or lost. The extensions to the north of the House have been since demolished following the above-mentioned permission and only a hardstanding of foundations remains. The House however has not been restored yet (as required by the 2005 permission's S106) and still remains vacant and dilapidated with only minimal maintenance works plus boarding up of all windows to ensure that it is wind- and water-tight.

- 1.4 The topography of the site is varied. The main buildings are located on the north east area of the site. This comprises a relatively flat plateau from which a rolling lawn sweeps south down to a small pond area and slopes in terraces to the west which contains another pond. There is a mixture of significant trees and more moderate trees in arboricultural terms.
- 1.5 The site is located about 1km from both Highgate High Street and Highgate Tube station and is served by regular buses. The surrounding area to the north and east is mainly residential. The northern boundary of the site on Hampstead Lane abuts the borough of Haringey, and lies opposite Highgate School and its playing fields which are designated as a conservation area and Metropolitan Open Land (MOL). To the west on the Heath lies Kenwood House, a Grade 1 listed building, and the Kenwood estate, a Grade 2\* registered landscape, both managed by English Heritage.
- 1.6 Athlone House is not statutorily listed nor does it adjoin any listed buildings. However, the site benefits from a number of specific area designations in the adopted LDF:
  - (a) The site and immediate surrounds form part of an extensive area of **Metropolitan Open Land (MOL)** covering Hampstead Heath, Kenwood, Parliament Hill and Highgate Playing fields.
  - (b) The site and surroundings are located within the **Highgate Conservation Area**. Athlone House and the three cottages on the road frontage are identified in the Highgate Conservation Area Appraisal and Management Plan (adopted December 2007) as making a positive contribution and must be retained. In particular the appraisal refers to Athlone House as follows- *"this elaborate property is set into the hillside overlooking the Heath and is visible in long views such as from Kenwood House"*; it also refers to the special interest of the conservation area as follows- *"large and fashionable historic houses from the 17, 18, 19 and 20<sup>th</sup> centuries stand clustering around the historic core, and imposing properties set in landscaped gardens stand on the hillslopes below the village enjoying the southern aspect"*.
  - (c) The site is designated as **Private Open Space (POS)** (no.135) and a **Site of Metropolitan Nature Conservation Importance (SNCI)**, and adjoins Hampstead Heath, another important area of Public Open Space. The gardens are included within Camden's Local List (ref: 252) and are thus identified as a 'non designated heritage asset'.
- 1.7 The whole site was the subject of a planning brief approved on 11.2.99. This identified and publicised the planning framework for the site and provided guidance on the Council's view of any proposals to change the use and advice to potential applicants. It stated the preferred use was a mix of residential institution and

residential uses or purely residential use. It also set out site constraints and opportunities.

## **2. THE PROPOSAL**

- 2.1 Restoration and extension of Athlone House for use as a 6 bedroom single dwelling house; creation of new vehicular/pedestrian entrance from Hampstead Lane; refurbishment and extension of Caen Cottage and refurbishment of Gate House, both to be used as ancillary residential accommodation; erection of a summer house within the grounds and associated landscaping works.

### **Revisions**

- 2.2 Minor changes to CMP, fenestration on north elevation of House, WC doors in cottages, BREEAM and energy reports, drainage plans, tree survey plans.

## **3. RELEVANT HISTORY**

- 3.1 **5.10.05-** 2003/2670/P & 2003/2671/C - planning permission and conservation area consent granted for-  
Part conversion and part redevelopment of site for 27 residential units including: Alterations, extensions and conversion of Athlone House to 1 x 7 bed house, The Coach house to 2 x 2 bed units, The Gate House to 1 x1 bed house and Caen Cottage to 1 x 3 bed house; Demolition of all remaining post war buildings and erection of 3 new blocks to provide 22 flats with underground parking (9 x 2 bed, 10 x 3 bed and 3 x 4 bed); Donation of 0.98 hectare of land as extension to Hampstead Heath; Significant landscaping content.
- 3.2 This planning permission was accompanied by a complex S106 legal agreement which covered the following matters:
- Delivery of 3040 sqm net internal floorspace Affordable Housing, to be provided off site in phases with phased occupation of on-site private housing dependent upon provision of each affordable phase;
  - Donation of land as an extension to Hampstead Heath including financial contribution of £50,000;
  - Heath Land Landscape Management Plan
  - Retained Land Landscape Management Plan;
  - Restoration of Athlone House internally and externally;
  - Education contribution of £157,803;
  - Contribution for costs of necessary bus stop improvements;
  - Car capping;
  - Renewable energy plan including provision of an energy demand assessment and feasibility work for renewable energy technologies;
  - BREEAM report to secure 'very good' standard.
- 3.3 **19.6.06-** 2006/1412- Planning permission granted for-  
Alterations to new blocks A, B and C including realignment of windows, repositioning of chimneys, part infilling of penthouse terraces in blocks B and C, alterations to roofs of all new blocks including added terraces, access stairs and lift

overruns, as a revision to the above planning permission 2003/2670/P dated 05/10/05

- 3.4 12.4.10- 2009/3413/P, 2009/3422/C - planning permission and conservation area consent refused for- Demolition of Athlone House and Erection of 8 bedroom single dwelling house (Class C3) together with ancillary staff and guest accommodation and underground parking.
- 3.5 21.4.11- Appeals dismissed
- 3.6 **1.8.14-** 2013/7242/P- planning permission refused for Erection of 8 bedroom dwelling house (Class C3) with basement car park, swimming pool and plant rooms, and associated landscaping, following the demolition of Athlone House.
- 3.7 8.6.15- Appeal dismissed, on basis of 'inappropriate development' on Metropolitan Open Land, loss of positive contributor in Conservation Area, harmful impact on character of surroundings, non-compliance with S106 obligations to restore house.
- 3.8 22.10.15- Judicial Review claim against appeal decision dismissed by High Court.

#### **4. CONSULTATIONS**

##### **Statutory Consultees**

##### **4.1 Historic England**

Support proposals-

'Historic England (formerly English Heritage) has consistently remained of the view that Athlone House, an unlisted building, makes a positive contribution to the character and appearance of Highgate Conservation Area. I therefore welcome the current scheme which seeks to retain and repair Athlone House. Whilst there will be some changes and extensions to the building to enable it to be brought back into use, any harm these may cause the designated heritage asset (i.e. the conservation area) would, in my view, be less than substantial. Similarly, I consider that the current proposals would have little impact on the London View Management Framework (LVMF) protected view 3A from Kenwood Gardens. I appreciate that there are other matters which must be assessed by your authority in considering the planning balance of these proposals including development in Metropolitan Open Land (MOL) and public benefits of the proposals. I would, however, ask that you consider the retention and repair of Athlone House as a heritage-related public benefit. This was the case when your authority considered the 2007 'enabling development' scheme which was meant to secure the repair of this building via a S106 agreement. I would also remind you that the NPPF affords 'great weight' to preserving the significance of a heritage asset when considering the impact of a proposed development (paragraph 132). In conclusion, I support these proposals and trust that they will be implemented, securing the future of Athlone House and preserving the character and appearance of Highgate Conservation Area, its setting and views'.

##### **4.2 Historic England (GLAAS)**

Proposed development may affect remains of archaeological importance and

recommend a condition to be attached requiring a programme of archaeological work.

### **Conservation Area Advisory Committees**

#### **4.3 Highgate CAAC**

Support this plan for the restoration of Athlone House and its grounds.

### **Local Groups**

#### **4.4 Heath and Hampstead Society (HHS)**

No response.

#### **4.5 Highgate Society**

Support the application for the restoration of Athlone House. After the many years of battling to save the house against inappropriate development, we are delighted that a scheme has now been submitted which fulfils the criteria set down in the s106 and that the original house will at last be returned to its former glory.

#### **4.6 Athlone House Working Group** (umbrella group of local societies, including the 3 above groups)- Supports the current proposals.

### **Other bodies**

#### **4.7 City of London (Superintendent of Heath)**

Welcome the proposals to retain and refurbish the existing house and are generally supportive of the proposals; welcomes the landscaping proposals and the extensive planting and management within the grounds to benefit the nature conservation interest of the site; considers that the restoration of the house is appropriate in terms of making a positive contribution to the distinctive character and setting of the Highgate Conservation Area and surroundings, including when Athlone House is viewed from Hampstead Heath.

Requests that, as part of an approved CMP, no construction or delivery vehicles stop or wait on Hampstead Lane or adjacent streets in order to avoid traffic issues in the area surrounding the Heath. The City would like to be kept informed in terms of construction logistics and any further iterations to the CMP.

City has no objections to the submitted BIA but would request that the proposals are undertaken in strict accordance with the advice set out within it to avoid any adverse impacts.

#### **4.8 Haringey Council**

No objection.

#### **4.9 Victorian Society** (*late response received on 23.8.16*)

Strongly support new scheme. Restoration and reinstatement of skyline features is highly commendable and will enhance contribution to conservation area. Some elements will cause limited harm to building, although less than substantial, and suggest improvements in a constructive spirit to make an even better scheme-transition between large rear extension and main house is rather plain and heavy and could be finessed with a clearer-cut division and more lightweight transitional

block; loss of Edwardian bay feature is regrettable as part of history of house and could be reused elsewhere, possibly as part of transitional block. (See officers' response in paras 6.43-44 below)

#### 4.10 **Thames Water**

No response.

#### 4.11 **CABE**

No response.

#### **Adjoining Occupiers**

<i>Number of Letters Sent</i>	<b>27</b>
<i>Number of responses Received</i>	<b>00</b>
<i>Number in Support</i>	<b>00</b>
<i>Number of Objections</i>	<b>00</b>

Plus site notice and press advert dated 7.7.16 expiring 28.7.16

#### 4.12 No responses.

### **5. POLICIES**

Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

#### 5.1 **LDF Core Strategy and Development Policies**

- CS1 - Distribution of growth
- CS5 - Managing the impact of growth and development
- CS6 - Providing quality homes
- CS11 - Promoting sustainable and efficient travel
- CS13 - Tackling climate change
- CS14 - Promoting high quality places and conserving our heritage
- CS15 - Protecting and improving open spaces & encouraging biodiversity
- CS18 - Dealing with waste
  
- DP2 - Making full use of Camden's capacity for housing
- DP3 - Contributions to supply of affordable housing
- DP6 - Lifetime homes and wheelchair homes
- DP16 - Transport implications of development
- DP17 - Walking, cycling and public transport
- DP18 - Parking standards and the availability of car parking
- DP19 - Managing the impact of parking
- DP20 - Movement of goods and materials
- DP21 - Development connecting to highway network
- DP22 - Sustainable construction
- DP23 - Water
- DP24 - Securing high quality design



DP25 - Conserving Camden's heritage  
DP26 - Managing the impact of development on occupiers and neighbours  
DP27 - Basements and lightwells  
DP28 - Noise and vibration  
DP29 - Improving access  
DP32 - Air quality

### **Supplementary Planning Policies**

- 5.2 Camden Planning Guidance  
Highgate Conservation Area Appraisal and Management Plan (CAAMS) 2007

### **Other policies**

- 5.3 National Planning Policy Framework (NPPF) 2012  
The London Plan 2016

## **6. ASSESSMENT**

- 6.1 The principal considerations material to the determination of this application are summarised as follows:
- landuse policies for housing, Metropolitan Open Land (MOL) and open space;
  - bulk and design of new extensions, alterations and structures;
  - impact on conservation area, open spaces and heath;
  - landscape and biodiversity;
  - impact on local transport and amenity;
  - sustainability;
  - impact of basement excavation on hydrology and archaeology.

### **Proposal**

- 6.2 This planning application seeks to achieve what the Council and local amenity groups have been seeking for many years- namely, the restoration of the existing building and its conversion back to a dwelling house, with only a modest extension necessary to bring it up to modern standards. After the site's long chequered planning history, with two unsuccessful attempts to redevelop it with a modern large house, this latest application is very much welcomed by all parties.
- 6.3 In contrast to the 2 previous redevelopment schemes, the current building will now be restored and extended to provide a family house for the new client. The main building will fully restored, along with its missing features that have been lost over time such as ornamental gables, finials, castellations and chimneys. Internal alterations are made to create better arranged and spaced rooms, important internal features restored, and the internal lightwell partly glazed over to create a double height atrium. A 26m long 25m wide single storey flat roofed extension will be added on the north side on an existing hardstanding, previously occupied by various rear wings and ward blocks demolished in the 90's. It will have a glazed façade along the western side and a solid wall with slit windows on the east side.
- 6.4 The house will contain 6 double bedrooms and extensive reception rooms and leisure facilities. The existing basement will be converted to provide plant, wine

cellar and cinema, and the new rear extension will accommodate a swimming pool, sauna, stores and staff facilities, plus enclosed service courtyard. The pool will involve excavation of 3m depth to match the adjoining basement.

- 6.5 Staff and guest accommodation will be provided in the existing 2 outbuildings of Caen Cottage and Gatehouse alongside Hampstead Lane. Caen Cottage will be refurbished and extended to provide a 2 bedroom house with security office and a new garage wing for 4 cars, similar in size and location to the previously approved extension in 2005. Gate House will be refurbished to provide a 2 bedroom guest house.
- 6.6 Unlike the previous appeal schemes, a new vehicular entrance will be created off Hampstead Lane between these cottages to create a new separate entrance and driveway to the House. The existing entrance to the site, next to that for Caenwood Court flats, will remain for servicing and emergency access only, with refuse stores behind the existing gates. A new tree-lined avenue will lead to a circular pond feature and forecourt to the House, while a separate drive will lead to the rear service wing and an open carpark for 3 cars.
- 6.7 Substantial landscaping is proposed throughout the remainder of the estate, in essentially the same form as proposed in the previous appeal schemes. However a new feature is a 30m long single storey summer house pavilion placed on the disused tennis courts on the western part of the estate; it will have flat green roofs and one fully glazed frontage, set into the sloping embankment here.
- 6.8 The same consultants have been used for this scheme as the previous ones, in respect of landscaping, ecology, heritage, transport, energy and engineering.
- 6.9 For comparison purposes, the approved scheme of 2005 involved retention of the main building to provide a 7 double bedroomed dwellinghouse, with demolition of all postwar extensions on the north side and restoration of all architectural features; erection of a new conservatory addition on the northwest corner; erection of a separate 2 storey garage block to the north comprising 6 carspaces plus staff accommodation above; 9 external carspaces on a forecourt. It also involved restoration and conversion of the 2 cottages on Hampstead Lane to create 2 dwelling houses, plus an extension to Caen Cottage. The total floorspace of these elements was 2768sqm, compared to the now proposed total of 3082sqm.

## **Background**

### *Planning brief*

- 6.10 The adopted planning brief gave guidance on the future development of this redundant NHS hospital site. Accordingly permission was granted in 2005 (see history above) for retention of the main house and 3 cottages on Hampstead Lane and development of 3 blocks of flats in the grounds; this included a S106 legal agreement ensuring provision of affordable housing and land donated to the heath in accordance with the requirements of the planning brief. In particular the brief and subsequent permission was predicated on the retention and restoration of the main House as a single family dwelling house.

- 6.11 The permission has been implemented by virtue of building the new blocks of flats and demolition of all redundant postwar buildings. However the conversion of the 3 remaining cottages plus Athlone House itself has not taken place. The clauses of the S106 have been discharged in terms of delivery of affordable housing, donation of land to Hampstead heath, and educational financial contributions, but the 2 clauses on submission of a landscape management plan and restoration of the House are still outstanding.

#### *Restoration of House*

- 6.12 As a key aspect of the scheme was the restoration of the main House, the S106 required 2 phases of works to be carried out to the House itself:  
- Phase 1 works involve making the House wind- and water-tight. However in reality only a minimal amount of maintenance works have been carried out to comply with this and monitoring surveys show that the house's condition is slowly deteriorating.  
- Phase 2 works involve a more extensive programme of renovation works to restore the House back to a dwellinghouse (ie. to implement that part of the 2005 permission relating to the House), which should be completed by 42 months from commencement of development on site. This period expired on November 2010; no such works have taken place as they were put into abeyance during the processing of the previous 2 applications and subsequent appeals.
- 6.13 The 2 previous applications involved demolition and redevelopment of Athlone House which clearly conflicted with the legal requirements for restoration of the house and conflicted with guidance given in the adopted planning brief which states that buildings making a positive contribution to the conservation area, such as Athlone House, must be retained. Officers have so far continually reminded the current owners of the requirements of the S106 to maintain and ultimately restore the house. Implementation of the current scheme by the new applicant following grant of planning permission would satisfy the requirements of this S106; in the event that restoration is not satisfactorily implemented, then the Council will be able to enforce the outstanding S106.

#### *Appeal decisions*

- 6.14 The 2 previous applications refused and dismissed on appeal involved a total redevelopment of the House to provide a large 8 bedroom mansion with basement parking designed in a neo-classical style. The existing road entrance was retained and the whole estate was landscaped with historic features restored. The 2 roadside cottages, Gate House and Caen Cottage, did not form part of the application but the intention was to convert them to staff accommodation.
- 6.15 The redevelopment schemes failed fundamentally on the basis of 'inappropriate development' on Metropolitan Open Land, as well as harmful impact on the Conservation Area, Heath and surroundings. The last appeal decision was supported by a High Court decision last year.

#### *New client proposals*

- 6.16 Following this history, the owners have given up its ambitions for this site and decided to dispose of it. The agents have since managed to secure a new

purchaser who was interested in retaining the building and, after several pre-application discussions with the Council and Athlone House Working Group (AHWG), the site was sold conditionally to a new owner in early 2016 subject to a new planning permission being granted by end of September 2016. He is purchasing the building with a view to restoring it and converting it back into a house for his own occupation. He not only wants to retain and adapt Athlone House to meet his requirements, but to go even further in terms of building conservation, restoring the external features that were lost in the mid twentieth century, and many of the internal features that have been lost over the years. His objective is to restore the building to its former glory as a great house, with only a relatively modest extension (on the site of the previous ancillary wings) to create sufficient accommodation to meet modern requirements. He also proposes to restore the historically significant part of the grounds, with the area in the immediate vicinity of the building and to its east being laid out with extensive tree and shrub planting.

- 6.17 The applicant carried out extensive pre-application discussions during the formulation of the current proposal, which has been very welcome. Meetings were held with Camden, AHWG, City of London Corporation, and residents of Caenwood Court, plus consultation with Haringey Council officers on the proposed new access point. The scheme has been amended in detail as a result of these discussions, though the principle has been applauded by all consultees throughout the process.

### **Landuse policy issues**

#### **Metropolitan Open Land (MOL)**

- 6.18 LDF policy CS15 deals with Metropolitan Open Land and states that the Council will 'protect open spaces designated in the open space schedule including our MOL'. Its accompanying paragraph 15.7 refers to London Plan policy 3D.10 and PPG2 on Green Belts for further guidance. The London Plan 2016 policy 7.17 confirms that MOL has the same level of protection as Green Belt, and there is a presumption against inappropriate development. PPG2 has since been replaced by NPPF section 9 on Green Belts.
- 6.19 The fundamental aim of PPG2, repeated in the NPPF, is to prevent urban sprawl and protect the openness of Green Belt from urban sprawl, and there is a general presumption against 'inappropriate development' which by definition is harmful to Green Belt/MOL. The NPPF gives guidance and criteria against which to test what form of development was deemed appropriate.
- 6.20 Paragraph 89 (3<sup>rd</sup> bullet point) of the NPPF accepts that an extension or alteration of a building is not to be regarded as inappropriate provided that "it does not result in disproportionate additions over and above the size of the original building". "Original building" is defined within the NPPF glossary as "a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally".
- 6.21 It should be emphasised that this criteria is distinct from that used for replacement dwellings (in para 89's 4th bullet point) where they must not be materially larger than the 'existing building' and on which the previous redevelopment schemes were tested.

- 6.22 The applicants have carried out a detailed review of Historic England's photo archives to establish which parts of the structure of Athlone House existed on 1 July 1948. These have been subjected to a detailed measuring exercise, with the surviving structure having been accurately measured by laser survey, and the dimensions of the now absent structures estimated with reference to archival drawings and photographs. Officers concur with the conclusions reached. The House originally had 2 small rear wings around a courtyard, and behind that a large 2 storey service wing added in the 1930's; both were later converted to hospital use and then demolished when it closed. It also had a long conservatory demolished postwar when the hospital took over. These structures were all extant in 1948.
- 6.23 It is calculated that the original floorspace of the main House, with its rear wings as noted above, plus the 2 cottages is 3163sqm. If one includes the unimplemented extension to Caen Cottage, permitted in 2005 and still valid, this increases the 'existing' total to 3233sqm. The total proposed floorspace, including the House, its new rear wing, the 2 cottages with a remodelled extension to Caen Cottage, and the new summer pavilion in the grounds, is 3082sqm. It is immediately apparent that this proposed floorspace is smaller than the original (1948) floorspace, as well as that incorporating the approved cottage extension of 2005. The same applies if the main building is considered in isolation- the proposed House in itself at 2590sqm is smaller than the original at 2916sqm. Hence the NPPF test is easily passed, and there is no need even to consider whether the proposed new space is "disproportionate". Notwithstanding this, the new single storey rear wing in itself can be considered as a subordinate and proportionately sized extension to the substantial main house as it exists now and is significantly smaller than the previously existing wings here.
- 6.24 It is thus concluded that the scheme fully complies with the requirements of the NPPF and that it is not 'inappropriate development' on MOL.

#### Open space designations

- 6.25 The site lies on Private Open Space. It also adjoins a Public Open Space of Hampstead Heath as well as Private Open Spaces of 2 private residences to the east (Beechwood and The Elms). LDF policy CS15 not only seeks to '(a) protect open spaces designated in the open space schedule' (including MOL) but also seeks to preserve Hampstead Heath and surroundings by '(l) protecting MOL, public and private open space and nature conservation designations of sites' and '(o) protecting views from the heath and views across the heath...'. Para 15.6 states that we will only allow development on sites adjacent to an open space that respects its size, form and use and does not cause harm to its wholeness, appearance and setting or harm public enjoyment of the space..
- 6.26 It is considered that the restoration of the House with reinstated decorative features would preserve the setting of the surrounding open space. The single storey rear extension in a sympathetic and discreet design, which would be hidden from most views by high boundary walls and substantial tree screens, would not have any harmful impact on the open rural character of both the private open space on which the building sits and also of the adjoining private and public open spaces such as Highgate playing fields and the Heath.

#### 6.27 Landuse

- 6.28 Athlone House along with the 2 cottages were originally built as dwelling houses but after the war were converted into Class C2 hospital use. The Hospital was vacated in late 90's and all the ward blocks demolished to make way for the subsequent 2005 scheme. However the 3 houses, subject of this application, were left vacant and not converted back into residential use. As with the previous appeal schemes, officers have taken the view that the House now has acquired a lawful use as a Class C3 dwelling house by virtue of the implemented 2005 permission for part change of use and part redevelopment of the whole estate from C2 to C3 use, including the erection and occupation of 3 blocks of flats (Caenwood Court).
- 6.29 This view was supported by the appeal Inspector; however as the building has been vacant and disused since the hospital closed over 15 years ago, he also stated that the building is 'not the original dwelling nor is it a building which could be occupied without very substantial alteration'. Nevertheless for the avoidance of doubt, it is considered that there is no objection to loss of Class C2 health use here on the basis of the principles of the previous 2005 permission; also that the scheme to restore the building back into an active dwelling house in Class C3 use fully accords with the intentions of the original planning brief for this entire site and is effectively a variation to the previous 2005 permission for the House's conversion and extension.
- 6.30 The refurbishment of the 2 cottages back to residential use is the same as previously proposed in the 2005 scheme, the only difference being that the Caen Cottage extension is different in size and form and that the houses will be now used by the applicant in an ancillary capacity for his staff and guests. However no objection is raised if the dwellings were to be used in the future as independent and separate dwellings, although a separate application for planning permission would be required and assessed on its own merits.

#### Affordable housing

- 6.31 In regard to the 2nd appeal scheme, the proposed increase in floorspace over and above the 2005 permitted amount on site was less than the current LDF threshold of 1000sqm requiring affordable housing as specified in policies CS6 and DP3. Furthermore the new dwelling merely replaced an existing building with lawful C3 use with no increase in units. The new scheme is now just for restoration and extension of the existing 'house' with an uplift of 327sqm increase in floorspace, which is still less than this threshold. Consequently there is no requirement for this development to make provision for additional affordable housing.

#### Residential standards

- 6.32 The new mansion amply complies with all local and national standards in terms of floorspace for a 12 person unit, sizes of rooms, light, outlook and ventilation. Likewise the two 2 x bedroom cottages are acceptable. The proposals also meet Building Regulation standards in Part M Category 1 'visitable dwellings'; the internal doors of 2 cottages have been slightly revised to meet the Council's access officer requirements.

- 6.33 Adequate space is also provided externally for refuse and recycling storage. This store has now been located inside the site adjoining the existing entrance gates (as opposed to the previous appeal scheme which had a store on the shared entrance forecourt with the neighbouring Caenwood Court flats) in response to pre-application consultation comments made by these flats. The principle of this is acceptable, subject to more details on size and design.

### **Heritage and design issues**

- 6.34 Athlone House is a picturesque composition of red/brown brick with stone dressings. Its lively roofscape, characterised by a tower, gables and cupola, and well-modulated elevations create significant visual interest. Whilst the house is visible in long views from the Heath and Kenwood, its broken roofline, asymmetric form and the mellow tones of its facing materials allow it to sit comfortably amidst the tree cover. However since its use as a hospital, extensions were added to the north (now demolished) and various unsympathetic alterations made internally and externally, including simplification of the original Dutch gables, truncation of the prominent chimneys and modification of the tower. Nevertheless, despite some loss of architectural detail, the building is identified within the Highgate Conservation Area Statement as making a positive contribution to the character and appearance of the Highgate Conservation Area.
- 6.35 The new scheme no longer proposes demolition and instead now retains and restores Athlone House back to a single family dwelling. This is welcomed by the Council.
- 6.36 The conversion of the building will necessarily require a full programme of repair and refurbishment, given its deteriorated and neglected condition. A number of modest additions and extensions to the building are also proposed, so as to transform the building in a way that suits both contemporary living standards and the individual aspirations of the new owner.
- 6.37 The proposal, as analysed below, is considered to preserve and indeed enhance the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

### **Bulk/design of new extensions**

- 6.38 The new structures erected to the rear of the building include a single storey swimming pool with a glazed rooflight and a 'U' shaped service area, with a courtyard accessed from the north through a pair of wrought iron gates. The footprint of the proposed structures is similar to the original layout of the building, with its large and prominent conservatory and 'U' shaped service wing, clearly shown on both the 1870 and 1881 plans of the building.
- 6.39 The swimming pool is essentially in the same position as the large original glazed conservatory which it is thought was eventually demolished in 1953 when the NHS took occupation of the building. The proposed service areas of the building are to

be located in their original position, referencing this layout and relationship with the central courtyard. The 1935 OS map shows these projecting wings still in situ with aerial photographs confirming that a further large flat roofed block had also been added in the NE corner. The proposed swimming pool block and service wings are of modest scale and proportions when compared with the overall building. Their height has been carefully considered in order that the extensions are fully subordinate.

- 6.40 The elevations to the proposed extensions have been carefully considered. To the east the service wing will appear as a brick wall, with simple contemporary slot windows. The wall will be covered with climbing plants which soften its visual impact. To the north the extensions will be concealed behind lengths of perforated brickwork and are situated low down at the base of the building, allowing for clear views of the upper sections of the north elevation. The west elevation on the side of the swimming pool is more expressed, and takes advantage of views across the gardens of Athlone House towards Hampstead Heath. Large sections of glazing are set within further sections of perforated brick walls, referencing the original highly glazed conservatory that was in this location. This restrained, high quality architectural approach when combined with a simple, complementary palette of materials creates a subtle juxtaposition between old and new. The simple flat roof to the swimming pool, its modest scale and low level position allow the exuberant roofscape and profile of Athlone House to remain the dominant feature on the west elevation.

#### External alterations to main house

- 6.41 Various alterations are proposed, not only to repair and reinstate previously existing architectural features, but also to introduce new elements as follows.
- 6.42 On the south elevation, it is proposed to drop the cills of the ground floor windows to form deeper openings, which will sit comfortably within the overall scale and proportions of the ground floor facade. At 1st floor level the windows above the two ground floor shallow projecting bays will also be dropped, to provide access to their roofs. In this case the modification to the configuration of the windows will be concealed behind the new balustrading to these areas and will have only a minimal impact upon the appearance of the south elevation.
- 6.43 It is also proposed to demolish the semi-circular ground floor bay which was added to the house c.1900. This is an attractive feature in its own right, but it does have a slightly incongruous visual relationship with the house, cutting across the base of the original 1st floor oriel window and sitting in an offset position. This feature is considered to make a small contribution to the overall significance of Athlone House. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local authorities shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case, officers consider that the demolition of this bay would cause some harm to the character of the overall conservation area, but that it would represent 'less than substantial harm' to the significance of a designated heritage asset. In line with paragraph 134 of the NPPF, this level of harm has to be balanced against the public benefits of the proposal, including securing its optimum viable use. The public benefits of the House's



refurbishment and occupation, as well as the restoration of its important garden setting, represent a significant enhancement to the building and to the character and appearance of the Highgate Conservation Area. These benefits are considered to outweigh any small loss of fabric, which itself is only a very minimal part of the overall significance of Athlone House and which has a very limited impact on the conservation area as a whole. It is recognised that this is not a listed building. It is also worth noting that the removal of this feature was permitted in the original 2005 scheme for the restoration of the house. Officers do not agree with concern raised by Victorian Society in their very late response and consider that the loss of the bay is outweighed by the overall significant enhancement of the house.

- 6.44 On the west elevation are a series of modifications and additions to the building which date from its NHS use after 1953. These are unsightly and detract from the appearance of Athlone House. It is proposed to demolish these sections of the building and erect a new 'transitional' bay which will provide a physical and visual link between the proposed swimming pool and the main envelope of the house. This two storey bay will be clad in brick on its north elevation and stone on its western facade, reflecting the stone dressings found throughout the building. Its fenestration will complement the original style of the adjacent windows on the original house. The scale of this element has been designed to be subordinate to the main house and is both lower than the adjacent bay and setback from the front face of the masonry. This element is acceptable as it replaces an unsightly and unattractive later addition with a high quality architectural link between the old and new sections of the building. It is considered that the transitional element will enhance the overall house and that no harm is caused to the character of the conservation area and significance of this designated heritage asset. Its design was revised following preapplication discussions with AHWG and again officers do not agree with the concerns and suggestions made by Victorian Society.
- 6.45 To the south of the west elevation, it is proposed to create a 1st floor projecting bay to match that at ground floor level, with matching fenestration. The facade here has lost its original 1st floor shallow projecting bay, and the new replacement square bay is considered to sit comfortably within the overall context of the west elevation and follows the double height pattern of the canted bay to the south. The adjacent recessed bay which has solid brickwork and traditional windows will be replaced with full height glazing at both floors, with new wrought iron railings to the 1st floor balcony. The glazing is designed to maximise the attractive views westwards towards the Heath and overall, the modifications here would sit comfortably with the larger proportion of glazing that will be found on this elevation.
- 6.46 The north elevation of the building is unattractive and in very poor condition due to the removal of the later additions to the building and the scars left behind. This is to be repaired and modified in order to both repair earlier damage and to create coherency amongst the various forms of fenestration. The new extensions will mask these scars at ground level, significantly enhancing the currently disjointed and incoherent appearance of this elevation. Revised plans have been submitted to ensure the five new windows at 1st floor level on this elevation have central mullions to more closely match other original windows here.
- 6.47 On the east elevation, doors will be reinstated and the ground floor windows dropped to create full length glazing, which is acceptable.

- 6.48 It is proposed to reinstate a range of external decorative features to the building that have been lost over time, most notably during its occupation by the NHS. These include:
- Replacement of the simplified triangular gables with Dutch gables;
  - Reintroduction of crenellations to the tower and its cupola;
  - Reinstatement of the original profile of the upper portion of the cupola on the south elevation;
  - Reinstatement of the decorative octagonal brick chimney stacks;
  - Reinstatement of the decorative stone banding to the building.
- 6.49 These works will have a significant positive impact upon the appearance of the building, enhancing and reinforcing its exuberant late Victorian character. This will have a particularly beneficial effect in views from the Heath where the lively roofscape and profile of the building is such an important feature.
- 6.50 In terms of repair, areas of the Douling stone dressings and architectural detailing have suffered from decay and erosion and will require replacement. Whilst the brickwork is in generally good condition, there are inevitably areas of deterioration which will require repair and re-pointing. It is anticipated that the brickwork will also be cleaned to reveal its rich red tones. Detailed conditions will be added, covering for example replacement windows, masonry repairs and reinstated architectural features.

#### Internal alterations

- 6.51 Inevitably the interior of the building will require reorganisation and some remodelling to adapt it to modern living standards and the individual requirements of the applicant. Given that the building is unlisted, there is no formal planning control over internal works. However, it is noted that the opulent Grand Staircase and features such as the drawing room ceiling, as well as several surviving fireplaces, are to be retained and restored. Whilst there is to be basement accommodation, including for example a media room and a wine cellar, there will be no external expression of these spaces.

#### Local views

- 6.52 As with the previous appeal scheme, the proposals are also accompanied with a Visual Impact Assessment of the proposed building to demonstrate the impact of the proposed new building on the site and its surroundings, notably its visual impact in views from verified viewpoints on the Heath and adjacent Conservation Areas which are all on MOL.
- 6.53 Views 1 and 2 looking east towards the house from Hampstead Heath and the old Kenwood gazebo viewing platform are the viewpoints from which the house can be most clearly seen. From these points, the proposed extensions to the north will not be visible due to their low level position and the dense tree cover. However one will now appreciate the enhancements to the roofscape of the building as a result of the programme of reinstatement, such as the crenellations to the tower and the reintroduction of the Dutch gables. These will contribute to the varied, lively and characterful profile of the building in these views. The repair and refurbishment of

the building's masonry and roof finishes will also contribute to the building's positive visual impact on the surrounding area.

- 6.54 Views 3, 6 and 7 are from the north across the playing fields of Highgate School and from Hampstead Lane. Here only the upper sections of the north elevation would be visible and the proposed new ground floor wing would be concealed behind the boundary wall, existing buildings and trees. Again, the improvements to the roofscape and upper sections of the house would be the most notable change in this view; the reinstated elements at roof level would enhance and restore its exuberant and varied profile.
- 6.55 View 5 is long distance from Parliament Hill. The proposed view shows the improvements to the profile and appearance of the tower following the reinstatement of its crenellations and the full height of its small projecting tower feature.

#### New vehicular entrance

- 6.56 The vehicular entrance on Hampstead Lane will be created from a portion of the unlisted boundary wall to the site which already contains a blocked up pedestrian entrance. It has been carefully designed to maintain the solidity of the boundary wall which is a feature of this long stretch of boundary facing onto Hampstead Lane. Its new sections of brick wall and piers would match the adjacent existing wall and the overall design with recessed splay and wrought iron gates would follow that of other large residences on Hampstead Lane, for example Beechwood, and would sit comfortably within its immediate context. The proposals would preserve the character of the boundary wall and due to their sympathetic design would not harm the streetscene or the character and appearance of the Highgate Conservation Area.

#### Caen Cottage and the Gatehouse

- 6.57 No external changes are proposed to the Gatehouse. The 2005 permission had extensions to Caen Cottage and it is proposed to construct a three car garage and gardener's store to sit in the position of these structures. This will be a single storey building, located to the south of Caen Cottage. Its low level position and relationship with the building mean that it will be concealed in any views from Hampstead Lane. Caen Cottage is situated sufficiently distant from Athlone House and with intervening soft landscaping so that the proposed garage would have very little visual impact upon the house. Furthermore, the provision of garaging in this position allows for car parking to be kept away from the main house.

#### Gardens

- 6.58 Athlone House's Gardens are locally listed and are a non-designated heritage asset. The gardens have been a designed landscape since the late 18th century and today they include features from several phases of the site's development. The current proposals will include the restoration of the lake and the Pulhamite rockwork, works to the Milner folly and the restoration of various historic steps, walls and paths throughout the garden. The proposed landscape plans will

enhance the character and appearance of the site, reinstating and repairing historic features and introducing new positive features.

- 6.59 A new single storey pavilion within the grounds will be situated in a low and concealed position, adjacent to an existing section of historic brick wall, which itself will be restored. The building will nestle into sloping ground and will not be visible in key views westwards from the house, nor in views towards the site from the Heath. The pavilion will be constructed of brickwork to match the adjacent wall, glazing and a green roof to help it blend with its surroundings. The proposed pavilion is considered to be an acceptable and justifiable addition to the landscaped gardens and will cause no visual harm to the Heath or to the setting of Athlone House itself.

### Conclusion

- 6.60 The proposal to retain and restore Athlone House is welcomed wholeheartedly by the Council and would end a long period of uncertainty over its future and halt the current ongoing neglect and deterioration of the building. Its refurbishment as a grand single family dwelling house is entirely consistent with its original use and will return it to an appropriate level of grandeur and opulence.
- 6.61 The proposals have been considered holistically and address the house's landscape and garden setting as well as incorporating the refurbishment and reuse of ancillary buildings such as the Gate House and Caen Cottage. The restoration of the garden and its historic features will not only enhance this non-designated heritage asset itself but also create an appropriate setting for Athlone House.
- 6.62 The northern extensions have been designed to read as low level, subordinate additions to the building set within a brick wall. This approach is considered appropriately sensitive and sympathetic to Athlone House. The external elevations will have minor alterations and be modestly remodelled to create a new coherency to the elevations whilst at the same time maintaining the overall character and appearance of the house. Parts of the building that detract from the appearance of Athlone House will also be demolished, such as the NW corner element which will be replaced by a new 'transitional' bay that will improve the appearance of the west elevation. Crucially the scheme includes the reinstatement of a range of external decorative features, many of which are located at roof level. These additions will have a significant impact upon the exuberant profile of the building, particularly in terms of key views from Hampstead Heath.
- 6.63 Overall the beneficial reuse and refurbishment of the house will preserve the house for future generations and result in a full schedule of repair, maintenance, cleaning and necessary replacement of fabric, restoring the house to its former glory. Instead of a neglected and deteriorated eyesore, views of the site from the Heath and Hampstead Lane will be significantly improved. The proposals are considered to enhance the character and appearance of the Highgate Conservation Area, to maintain the setting of the adjoining Heath and to maintain the openness of the MOL. Conditions are proposed to ensure the submission of satisfactory details of materials and features. A condition is also imposed removing permitted development rights to ensure that the Council retains control over future alterations and extensions to this building so that they are acceptable in heritage and MOL terms.

## Natural environment issues

### Landscape/trees

- 6.64 As with the previous appeal schemes, the aim of the landscape proposals is to restore historic features with the existing gardens and to provide a setting for the building. The current plan is essentially identical to the previous landscape proposals with respect to the following elements:
- the area of woodland to the north of the site is rejuvenated with a woodland walk and planting;
  - the Milner folly, Pulhamite pond, rockery and fernery to the west are restored;
  - additional tree planting is proposed to the south western corner of the site to thicken the woodland boundary and provide screening to the building from view from the Heath;
  - plant espaliered trees to screen a 1.8m hedge on the south western boundary;
  - plant an area of the garden terraces with fruit trees in a formal design to redesign the sunken garden as a formal parterre with small ponds;
  - establish an area of acid grassland and also provide additional planting suitable for an acid soil;
  - removal of some scattered trees and shrubs to west and south of the house, resulting in more acid grassland to benefit biodiversity;
  - a new tree planting screen along eastern boundary with Caenwood Court;
  - additional tree screen planting along southern boundary with Heath.
- 6.65 The previous ecology, landscape and tree reports and plans have been updated and revised for this new application following more surveys, research and refinement. As before, all trees of high amenity value are being retained and protected and only low amenity specimens are being removed.
- 6.66 There has been a change in height and species of tree planting screen along a southeastern boundary with Caenwood Court, in order to protect their views of the heath, in response to concerns expressed by those residents at a consultation exercise carried out by the applicant. It has been suggested by them that these trees further downslope are kept to a maximum height to preserve these views. It is considered that this can be secured via a landscape management plan as previously proposed by conditions.
- 6.67 The significant change from the previous schemes relates to the new access to the restored house and its immediate environs. There is a new entrance off the Lane between the 2 cottages with a curved wall and metal gates plus new tree planting on either side; a new sweeping tree-lined driveway to the house culminating in a circular pond and forecourt outside its porte-cochere entrance; a new kitchen garden next to the House; new bin store inside the existing entrance. In addition, there is now a new low-slung pavilion and stone terrace on the old tennis courts overlooking the western pond. The latter is considered acceptable as being a simple subordinate structure in a modernist design idiom set within a wooded landscape and will have no impact on long views or tree cover.
- 6.68 The new entrance arrangements are acceptable and will match the design and materials of an existing identical entrance for Beechwood House to the east which

is entirely appropriate in design terms for this part of Hampstead Lane. However the amelanchier tree species proposed on either side are not appropriate and should be larger native species to reflect the character of Hampstead Lane. It has been agreed that revisions can be sought as part of working up the precise detailed plans for discharge of the landscape conditions in due course.

- 6.69 As before, the proposed landscaping is generally considered to enhance the landscape character of the site and heritage value of the original historic garden; overall the new design changes will positively affect the nature conservation interest of the site and that of the adjoining Heath.

#### Biodiversity

- 6.70 It is noted that the site is categorised as a Site of Metropolitan Nature Conservation Importance (SNCI). Ecological surveys undertaken for the previous scheme have been updated to take account of updated surveys and legislation. The changes overall are not significantly different from the previous scheme. Notably no bats were recorded on any of the buildings and a breeding population of grass snakes was found. Proposed mitigation measures would result in a net increase in semi-improved acid grassland and wildflower grassland and would accommodate the requirements of protected species such as bats, grass snake, and nesting birds. A wildlife and landscape management plan is recommended by the applicant's ecologist to ensure the nature conservation interest of the grounds is protected. Green roofs are provided on the new garage extension and summer pavilion.
- 6.71 The Council's nature conservation officer confirms that the applicant's ecological survey and appraisal is up to date and appropriate and that the scheme in biodiversity terms appears to be generally acceptable. Further advice was given for the last scheme, in terms of seeking appropriate surveys, management plans, lighting strategies, protection of protected species during construction, and biodiversity mitigations and enhancements. These are still relevant and will be secured by appropriate conditions. Overall the proposals would conserve and positively enhance the wildlife interest of the grounds as part of the SNCI.

#### Transport issues

- 6.72 Provision of 4 carspaces in the new garage plus 3 more spaces in the service courtyard is well over the LDF standard for 1 space per dwelling. However, it should be noted that the existing building has a large open area allowing uncontrolled carparking and that the extant 2005 permission involved 15 carspaces. No objection was raised to the 18 carspaces in the extensive basement of the first appeal scheme nor to 4 spaces in the 2<sup>nd</sup> scheme. On balance, the proposals, which are reasonably required to service the needs of a large mansion and 2 ancillary staff cottages, would not have a severe impact on the surrounding highway network and it is considered in the circumstances that this amount of carparking is acceptable.
- 6.73 The site only has a PTAL of 1b (very poor) as it is not within any Controlled Parking Zone. Therefore, as before, it is not appropriate to require this development to be car-free as there is no viable transport alternative to the use of private vehicles parking on-site.

- 6.74 The proposed garage to Caen Cottage has ample space for cycle parking which is acceptable.
- 6.75 The site is extremely large and access to the site is very good from Hampstead Lane. Therefore construction vehicles will be able to stop and service on site and will cause little traffic disruption. It was previously considered for the 2 appeal schemes that they did not warrant a Construction Management Plan (CMP). In the light of this, and the fact that this scheme no longer proposes redevelopment and significant basement excavations, it is considered that this continues to be the case here. Nevertheless a CMP has been submitted by the applicant and tweaked in response to transport officers' comments. It is considered to be a good example of a CMP and is satisfactory on the basis that a condition be imposed that the development is carried in accordance with it.
- 6.76 Deliveries and servicing activity, including refuse collection, would take place from the existing vehicular access as per the existing arrangements.
- 6.77 The proposal now involves a new and additional vehicular access to the site from Hampstead Lane. Although the Council does not generally support the creation of an additional vehicular access, it is acknowledged that the existing shared access road to the site suffers from traffic congestion due its use by the neighbouring flats. The proposal would therefore be beneficial in this regard. It might also improve safety by reducing conflicts between vehicles in the vicinity of the nearby bus stop. In addition, the proposal would not result in any loss of on-street parking bays. The proposal would not therefore contravene policies DP19 or DP21.
- 6.78 The design of the proposed new vehicular access has been discussed with transport officers at Camden and the London Borough of Haringey. In addition, a road safety audit has been undertaken with regard to the proposal. In conclusion, the design has been deemed to be acceptable and would not introduce a hazard to road users. Haringey have raised no objection to the proposal.
- 6.79 The highway works in association with construction of this new access would need to be agreed with the London Borough of Haringey as they are the highway authority for the section of Hampstead Lane directly adjacent to the site. An informative will be added to remind the applicant that agreement needs to be sought from the appropriate highway authority.

### **Other issues**

#### **Neighbour amenity**

- 6.80 The restored and extended house will not result in any impacts on neighbouring residential amenity, due to the distances involved from other dwellings, the nearest one being the new flats in Caenwood Court over 45 metres away to the east. There will be no loss of daylight, sunlight, outlook or privacy from the extension, given that it is single storey high with a blank east-facing wall, nor from the main house's reused windows and terraces, bearing in mind the existing situation. The proposed plant at basement level will also not harm local amenity, given the surrounding context, and has the potential to comply with the Council standard of being 5 decibels below background noise levels. A standard condition will be

imposed to ensure this.

### Archaeology

- 6.81 As before, Historic England (HE) advises that the site lies in an area where archaeological remains are anticipated dating from the prehistoric and post-medieval periods as well as 18-20th C. garden landscapes. The new basement and groundworks in the gardens have the potential to affect remains of archaeological importance. HE thus recommends that a condition be placed on any permission to secure the implementation of a programme of archaeological work.

### Contaminated Land

- 6.82 The Council's soil records for the site show that it has high Lead levels exhibited, thus the environmental health officer recommends that a standard 'medium risk' development condition be imposed requiring more investigations and remediation measures if necessary.

### Basement excavation

- 6.83 The previous applications involved a new basement storey under the main house and forecourt. Nevertheless a submitted BIA showed that no harm would be caused to hydrology and geology. In contrast the new scheme only involves excavation under part of the new rear extension to accommodate a new swimming pool and plant room which will match the depth of the existing basement. The 'basement' will be approx 25m x 10m x 3m deep.
- 6.84 In accordance with requirements of LDF policy DP27 and CPG4, a full Basement Impact Assessment (BIA) has been submitted including a Flood Risk Assessment. The BIA has been undertaken by suitably qualified professionals; it follows the procedure of screening, scoping and investigation stages for surface water, groundwater and slope stability, as recommended by CPG4. The BIA has been reviewed by the Council's auditors Campbell-Reith and found to be acceptable. They report the following conclusions.
- 6.85 A desk study has been prepared for a previous planning application at the site, and has been referenced for this planning application. A previous ground investigation at the site is referenced and relied upon to provide site specific information on the ground and groundwater conditions. The borehole information confirms the desk study findings that the site is underlain by Made Ground over the Claygate Member of the London Clay Formation.
- 6.86 The BIA indicates the site to be at low risk of surface water flooding or impacting the wider surface water flow environment, which is accepted. Groundwater levels are indicated to be at approximately 6m below the proposed basement. The BIA discusses the formation of a basement within the Claygate Member and concludes that there is no risk of groundwater flooding at the site or impact to the wider hydrogeological environment, which is accepted. Attenuation SUDS designs form part of the proposed wider landscape development which may provide betterment to the existing site conditions in terms of surface water run-off and discharge flow rates to the local drainage network. The proposed buildings on existing hard



surfaces on the estate will not increase the areas of impermeable surfacing and thus not increase runoff rates.

- 6.87 The BIA indicates that slopes in the immediate vicinity of the proposed house and surrounding gardens are at 4° to 6° and concludes there will be no land stability impacts caused by the proposed development, which is accepted. The BIA states that an open cut excavation is likely to be utilised for the proposed basement construction. Given the site location and lack of sensitive structures in the vicinity (neighbouring buildings are over 40m away), and in line with the ground movement assessment carried out which indicates negligible (Category 0) damage impact to the adjoining existing house, this is considered acceptable and should not impact land stability.
- 6.88 The BIA discusses the requirement for survey and monitoring of Athlone House during construction of the new extension, in line with best practise.
- 6.89 It is concluded that the BIA meets the criteria contained within CPG4 and DP27, and that a condition be imposed to ensure that the recommendations in the BIA are followed through in the construction process.

#### Sustainability and energy

- 6.90 CPG3 advice seeks new residential extensions of over 500sqm to be supported by a BREEAM Domestic Refurbishment Pre Assessment report. In this case, the extension itself is well below this threshold and thus no such test is required, although it arguably should be required if one includes the whole house. Nevertheless a BREEAM report and an energy report have been submitted on the basis that the whole building is being refurbished and enhanced in its sustainability credentials. These have been slightly revised in response to the Council's sustainability officer's comments. An updated BREEAM report shows that the proposal will target an 'Excellent' rating, with a score of 74%, and it also meets or exceeds the 3 subtargets of energy, water and materials. The energy report proposes an overall 64.6% reduction from existing building baseline which is excellent. The building will include renewable energy features, such as a ground source heat pump, which will provide more than 20% of the site's energy demand, and PV panels on 2 south-facing pitched gable roofs. Furthermore, the existing House will be upgraded with modern thermal insulation, green roofs are used on the new extensions, rainwater harvesting is included with consideration of further greywater harvesting, and all water fittings will be specified so that the total water consumption will be less than 107 litres/person/day. The restoration of Athlone House will thus create a building that is far more energy efficient than the building in its current form and as previously proposed in the 2005 permission.
- 6.91 The PV panels are acceptable in principle, subject to more detail on the precise location and design of the panels to ensure they do not create visual clutter at roof level. However it is unlikely that, given their currently proposed position on 2 internal facing roofslopes, they will be visible from ground level and harm the appearance of the building and character of the surrounding open space.

- 6.92 The BREEAM targets and energy recommendations will be secured by conditions.

Economic regeneration

- 6.93 In common with the previous redevelopment scheme, a condition will be imposed requiring the scheme to achieve local employment objectives via the submission of a Construction Employment and Skills Plan, which shall set out measures to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development hereby approved. In particular the plan should include the following obligations-
- (a) The applicant should work to CITB benchmarks for local employment when recruiting for jobs as per clause 8.28 of CPG8;
  - (b) If the build costs of the scheme exceed £3 million, the applicant must recruit 1 construction apprentice per £3million of build costs as per clause 8.17 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

Community Infrastructure Levy (CIL)

- 6.94 The scheme will attract contributions to the Mayor's and Camden's CIL as it involves creating at least one new dwelling from vacant buildings and extensions of over 100sqm.

**7. CONCLUSION**

- 7.1 This new scheme to retain and restore Athlone House back into a dwellinghouse, in contrast to earlier redevelopment schemes, is wholeheartedly welcomed by the Council and all consultees. It achieves what the Council and local amenity groups have been seeking for many years, and, if implemented, would satisfy the terms of the S106 attached to the 2005 planning permission requiring restoration of the house.
- 7.2 The restoration of the house and its original features enhances its appearance; the minor extensions are subordinate and acceptable in bulk and design. Overall the scheme will preserve and enhance the character or appearance of the Conservation Area. The extended house constitutes appropriate development on MOL and preserves the character and setting of the surrounding open space and adjoining Heath and conservation areas. The restoration of the historic landscape and the new landscaping and nature conservation measures are welcomed and acceptable.
- 7.3 The house meets minimum targets in terms of energy and sustainability. The new vehicular entrance is acceptable in design and transport terms. The new extensions and carparking will not harm local transport and amenity conditions. The new basement will not harm hydrogeological conditions.
- 7.4 Planning permission is recommended for approval subject to conditions.

**7.5 LEGAL COMMENTS**

- 7.6 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): 2016/3587/P

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- 817- 001, 002, 003, 010, 010a, 011, 011a, 012, 012a, 013, 013a, 014, 014a, 015, 015a, 016, 020, 021, 022, 023, 024-PL02, 025-PL03, 026-PL02, 027, 028, 200, 201, 202, 203, 210-PL02, 211, 212, 213-PL02, 221, 230, 240, 250, 300, 301, 302, 303, 310, 311, 312, 313, 314, 700 (all suffix -PL01 unless otherwise stated); Planning statement by Savills dated May 2016; Design and Access Statement by SHH dated 23.6.16; Heritage statement by Mervyn Miller dated June 2016; Historical landscape appraisal by CBA dated June 2016; Tree quality survey report by CBA dated June 2016; Tree survey form by CBA rev A dated 22.7.16; Ecology Statement by CBA dated June 2016; plans by CBA refs 725/01, 02, 03, 04, 05, 07, 08, 09; plans by JFA refs 9135-01, 03; Landscape and Visual Impact assessment by JFA dated June 2016, plus Appendix 1 by SHH; Construction Sequence methodology by HRW dated 16.6.16; Engineering Services and energy report by SWP Issue 2 dated July 2016; BREEAM Domestic Refurbishment Pre-assessment report by Price and Myers revised version 1 dated 26.7.16; Basement Impact Assessment by GEA dated June 2016; Flood risk assessment by Infrastruct dated April 2016; Drainage strategy plan by HRW ref DR-50-P05; CDM Pre-construction information by Approved Inspector Services; Structural Inspection by Mann Williams dated May 2016; Structural Interventions report by HRW dated June 2016; Structural drawings by HRW; Construction Management Plan by Walter Lilly revision 3 dated July 2016; Transport statement by Motion dated 21.6.16; Noise survey by Hann Tucker dated 18.3.16;

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Detailed drawings, and/or samples of materials as appropriate, in respect of the following for all 3 houses and new pavilion, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- (a) Plan, elevation and section drawings of all new external doors at a scale of 1:10;
- (b) Plan, elevation and section drawings, including jambs, heads and cills, of all new window and external doors openings at a scale of 1:10;
- (c) Plan, elevation and section drawings of all new windows at a scale of 1:10;
- (d) Detailed drawings of all architectural details, including the following, at a scale of 1:5-

- i) balustrading, ii) crenellations, iii) finials, iv) reconstructed chimneys, v) any other mouldings or decorative architectural features (including replacement of existing details and reinstatement of lost features).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

4 Sample panels showing the following materials shall be provided on site and approved in writing by the Council before the relevant part of the works are commenced and the development shall be carried out in accordance with the approved sample. The samples should be retained on site until the work has been completed-

- (a) brickwork, demonstrating the colour and texture of any new bricks or those used for repair, the proposed bond and the colour and style of pointing;
- (b) stonework, demonstrating its colour and texture, as well as jointing details and the colour and style of pointing;
- (c) roof tiles and/or ridge tiles.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

5 Details of any lights, meter boxes, flues, vents or pipes, air conditioning equipment, telecommunications equipment, alarm boxes and television aerials, to be fixed or installed on the external face of the buildings, shall be submitted to and approved in writing by the Council before the respective fittings are installed.

The relevant installations shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of

Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Details of the proposed entrance to Hampstead Lane, including bricks, bond, colour and texture of mortar and pointing style, and details of stone dressings, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Details of all new railings and gates, including the new vehicular entrance on Hampstead Lane, at a scale of 1:10 denoting the colour, finish and materials, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 8 A method statement for the cleaning of any brickwork and retained stone detailing, demonstrating the methods and materials to be employed, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Details in respect of the following shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

- (a) notwithstanding the details shown on the plans hereby approved, full details of all hard and soft landscaping, to include revised tree species adjoining the new vehicular entrance on Hampstead Lane, details of appropriate tree planting and management along the boundary with Caenwood Court flats, a landscape management plan for a minimum period of 10 years post-occupation, and details of any proposed earthworks including grading, mounding and other changes in ground levels.
- b) full details of how the restoration of the historic landscape will be conducted. The scheme shall set out how the Pulhamite features, the Milner Folly, the bridge, the lake and the historic path network will be restored and managed. The restoration scheme shall also include a phasing plan, to show how the restoration works will be completed within two years of the commencement of works.
- c) full details of ecological enhancements as set out in the Ecology Statement by CBA hereby approved, including methods for the establishment of c0.05ha new acid grassland and c0.04ha wildflower grassland, woodland restoration and the retention of standing deadwood, provision of refugia (eg. grass piles, log piles), creation of an orchard, improvements to the pond, and native planting.

Reason: To ensure that the development achieves a high quality of landscaping, preserves the heritage value of the landscape, and conserves and enhances wildlife habitats, in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 10 All hard and soft landscaping works, historic landscape and wildlife enhancement works shall be carried out in accordance with the approved details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by no later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a satisfactory standard of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 11 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage during construction in accordance with guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction", and in accordance with the Tree quality survey reports by CBA hereby approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Prior to commencement of works on site, a wildlife conservation management plan shall be submitted to and approved by the Council. This should provide detail on precautionary methods for the protection of habitats and species during construction and in the intervening period between construction and occupation. They shall include all related recommendations for habitat and species protection as set out in the Ecology Statement by CBA hereby approved, including provision of fencing to protect habitats during construction, methods to protect the acid grassland specifically, methods to protect reptiles and amphibians, and other habitats during construction.

Reason: In order to conserve and enhance wildlife habitats and biodiversity within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 13 Prior to occupation of the house, a wildlife landscape management plan shall be submitted to and approved by the Council. This should include a set of principles for management to maintain and enhance the wildlife features of the site and to retain the Nature Conservation Importance (SNCI) designation of the site. The plan should be for a minimum period of 10 years post-occupation and should include the commissioning of an annual biodiversity survey to be completed by a suitably qualified ecologist in order to inform adaptive conservation management.

Reason: In order to conserve and enhance wildlife habitats and biodiversity within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 14 Prior to commencement of works on site, detailed designs should be submitted to and approved by the Council, providing specific detail to show how-
- a) the extent of works will limit the impacts on the acid grassland on the bank to the west of the main building;
  - b) services for the pavilion will be located to avoid impacts on acid grassland, woodland and the pond;
  - c) access for bats to the loft of the renovated building will be retained.

Reason: In order to conserve and enhance wildlife habitats and biodiversity within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 15 Details of at least 5 bird and at least 3 bat boxes or bricks, including locations and types and indication of species to be accommodated, shall be submitted to and approved in writing by the Council prior to any superstructure works commencing on site. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 16 Prior to commencement of works on site, full details of a lighting strategy (both temporary and permanent) shall be submitted to and agreed in writing by the Council. This shall include information about potential light spill onto buildings, trees, lines of vegetation and bat boxes. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats by maintaining dark areas and corridors along boundary features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To limit the impact of light pollution on local amenity and wildlife habitats, in accordance with the requirements of policies CS5 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to the first occupation of the building a plan, showing details of the green roofs including species, planting density, substrate and a section at scale 1:20, showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance, shall be submitted to and approved in writing by the Council. The green roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 18 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous



note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 19 Before the development commences, details of the location, design and method of waste storage and removal including recycled materials, shall be submitted to and approved by the Council in writing. The facility as approved shall be provided prior to the first occupation of any of the houses and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 20 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order, no development within Part 1 (Classes A-H) and Part 2 (Classes A-C) of Schedule 2 of that Order shall be carried out without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 21 At least 28 days before development commences:

- (a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and
- (b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

- (c) Thereafter the remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 22 Prior to the commencement of development, a programme of archaeological investigation including the details of the suitably qualified investigating body to carry out such archaeological works as required shall be submitted to and approved in writing by the local planning authority. The development shall then only take place in accordance with such details as have been approved.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 23 The development shall not be occupied until the whole of the car parking provision shown on the approved drawings is provided. Thereafter the whole of the car parking provision shall be retained and used for no purpose other than for the parking of vehicles of the occupiers and users of the development.

Reason: To ensure that the use of the premises does not add to parking pressures in surrounding streets which would be contrary to policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 24 The development shall be implemented strictly in accordance with the details and measures contained in the Construction Management Plan by Walter Lilly (revision 3 dated July 2016) hereby approved, which shall be maintained and complied with throughout the entire construction period.

Reason: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity in accordance with the requirements of policies CS1 and CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 25 The basement excavation shall be implemented strictly in accordance with the details, measures and recommendations contained in the Basement Impact Assessment by GEA dated June 2016 hereby approved.

Reason: To safeguard the structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 of the London Borough of Camden Local Development Framework Development Policies.

- 26 Prior to the commencement of works on site, a Construction Employment and Skills Plan shall be submitted to and approved by the Council. The plan shall set out measures to incentivise the employment of Camden residents and procurement of local goods and supplies during the construction of the development hereby approved, and should include the following obligations in order to maximise the opportunities to local residents afforded by the development:

- (a) The applicant should work to CITB benchmarks for local employment when recruiting for jobs;
- (b) If the build costs of the scheme exceed £3 million, the applicant must recruit 1 construction apprentice per £3million of build costs;
- (c) Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre.

The construction works shall not be carried out otherwise than in accordance with the plan thus approved.

Reason: To ensure the development contributes to the economic regeneration of the area in accordance with the requirements of policies CS5 and CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies

- 27 The development shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the sustainability statement hereby approved (BREEAM Domestic Refurbishment Pre-Assessment Report by Price and Myers dated 26 July 2016). It shall achieve a BREEAM Domestic Refurbishment 'Excellent' (with a minimum overall score of 74.27%) and a minimum un-weighted credit score of 60% in each of the Energy and Water categories and 40% in the Materials Category. Prior to occupation of the house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policy CS13 of the London Borough of Camden Local

Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 28 The development shall be constructed in accordance with the energy statement hereby approved (Engineering Services and Energy report by SWP dated July 2016). It shall achieve a 64.6% reduction in carbon dioxide emissions against the existing building baseline, including 9% through renewable technologies. Prior to occupation of the house, evidence demonstrating that the approved measures have been implemented shall be submitted and approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.

Reason: In order to secure the appropriate energy and resource efficiency measures in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 29 Prior to occupation of the house, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall be submitted to and approved by the Council in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 30 Prior to commencement of the development, a maintenance plan demonstrating how the sustainable drainage system hereby approved (Flood risk assessment by Infrastruct dated April 2016 and Drainage strategy plan by HRW ref DR-50-P05) will be maintained shall be submitted to and approved in writing by the Council. The sustainable drainage system hereby approved shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve greenfield run off rates (10.6 l/s). The system shall include permeable paving providing three levels of water quality management, 204m<sup>3</sup> attenuation tank, rain gardens, swales to access road and water butts, as stated in the approved drawings.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 31 Prior to occupation of the house, evidence demonstrating that the approved sustainable drainage system has been implemented shall be submitted and

approved in writing by the Council; the measures shall be thereafter permanently retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 32 The applicant must apply for a European Protected Species Licence from Natural England due to planned modifications to a known bat roost. Evidence that the Licence has been granted shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: In order to conserve wildlife habitats within the development, to ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 and in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 33 If more than 1 year passes between the most recent species surveys and the commencement of demolition and/or tree works, updated surveys must be undertaken by a licensed ecologist, the results of which will be required for the European Protected Species License application. Evidence that surveys have been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works, and result of surveys submitted directly to Greenspace Information for Greater London (GiGL).

Reason: In order to conserve wildlife habitats within the development, to ensure compliance with the compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 and in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public

Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

[http://www.camden.gov.uk/ccm/content/contacts/council-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 3 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £154,100 (3082sqm x £50) for the Mayor's CIL and £1,541,000 (3082sqm x £500) for the Camden CIL.

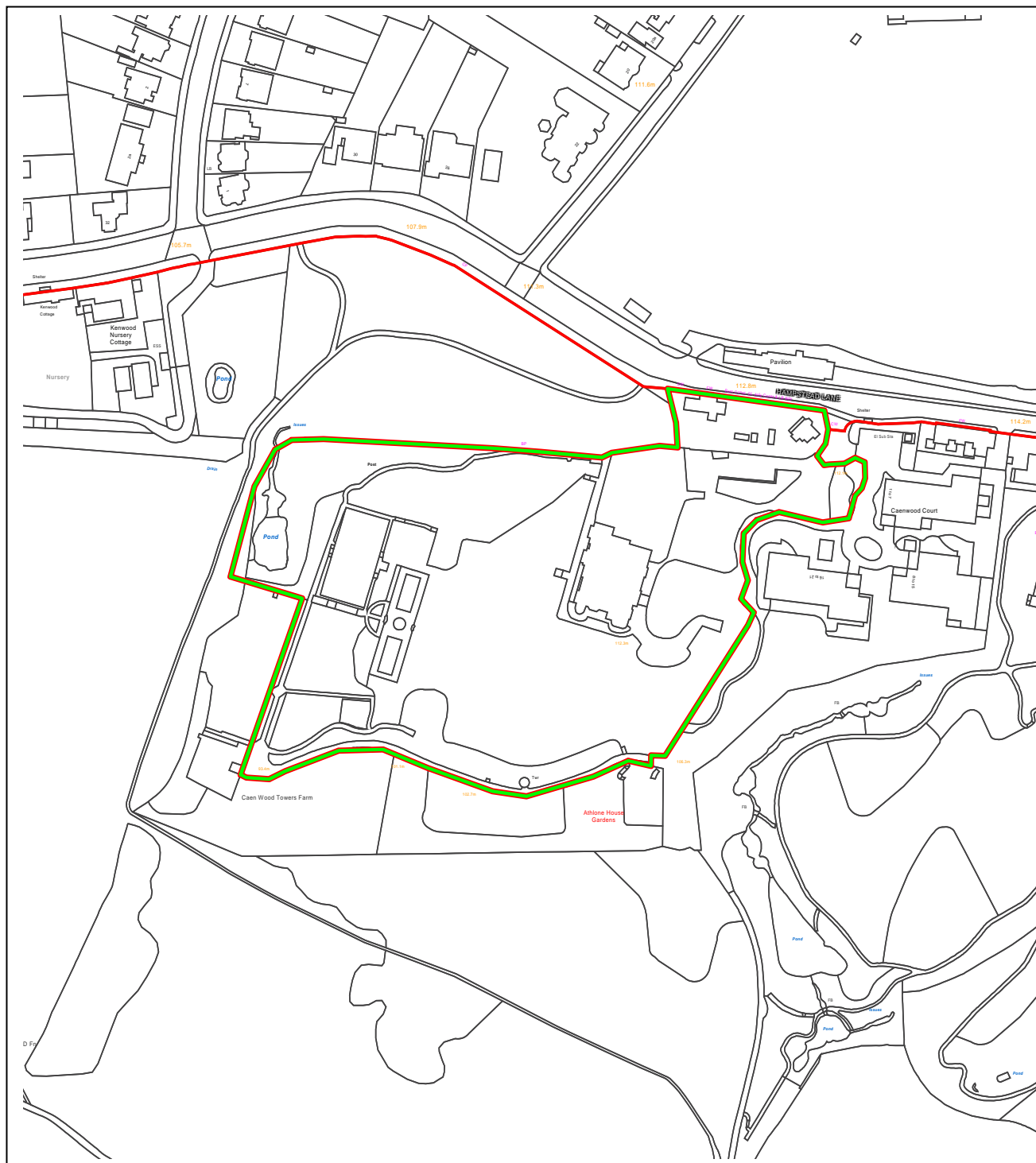
This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 4 You are advised that the London Borough of Haringey as highway authority for Hampstead Lane should be consulted regarding the construction of the new vehicular entrance and crossover and any other work to the public highway. No such works should be carried out without their formal agreement.
- 5 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such use is intended, then a new planning application will be required which may not be approved.
- 6 With regard to condition 21 above, the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information

is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk).

- 7 With regard to condition 9 above, you are advised that the submission of revised landscape plans should show alternative tree species adjoining the new entrance on Hampstead Lane that are more appropriate to the streetscene and alternative tree species along the boundary with Caenwood Court that are able to tolerate regular pruning above 10m height.
- 8 With regard to condition 26 above, you are advised that more advice can be sought from the Council's CPG8, section 8, particularly para 8.28 relating to CITB benchmarks and para 8.17 relating to construction apprentices.
- 9 The mitigation measures specified in the approved Ecological Appraisal (June 2016) sections 5.37-5.45 shall be implemented throughout the works, to include:
  - a) prior to works commencing, a suitable bat box should be put on a nearby tree;
  - b) A watching brief will be performed by a licenced bat worker;
  - c) Work to the roof of the main building, folly, Gate House and Caenwood Cottage will take a precautionary soft-strip approach and timed to avoid the winter hibernation season (November to February);
  - d) Any bats found will be decanted to bat boxes by a licenced bat worker;
  - e) If felt is to be used, only that recommended by the Bat Conservation Trust will be installed.
- 10 All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the vegetation shall not be removed until the fledglings have left the nest. Leaf/brush/log piles should be dismantled outside the winter period to avoid disturbing hibernating hedgehogs.
- 11 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.
- 12 All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted.
- 13 The approved Ecological Appraisal (June 2016) identified the presence of Japanese knotweed, snowberry, buddleia, false acacia and Rhododendron ponticum which are listed by the London Invasive Species Initiative as species of concern. These should be removed where possible and care should be taken to ensure that these species do not spread beyond the site during vegetation works.

**Athlone House Hampstead Lane, London, N6 4RU**



Scale – 1:2500



# Site plan

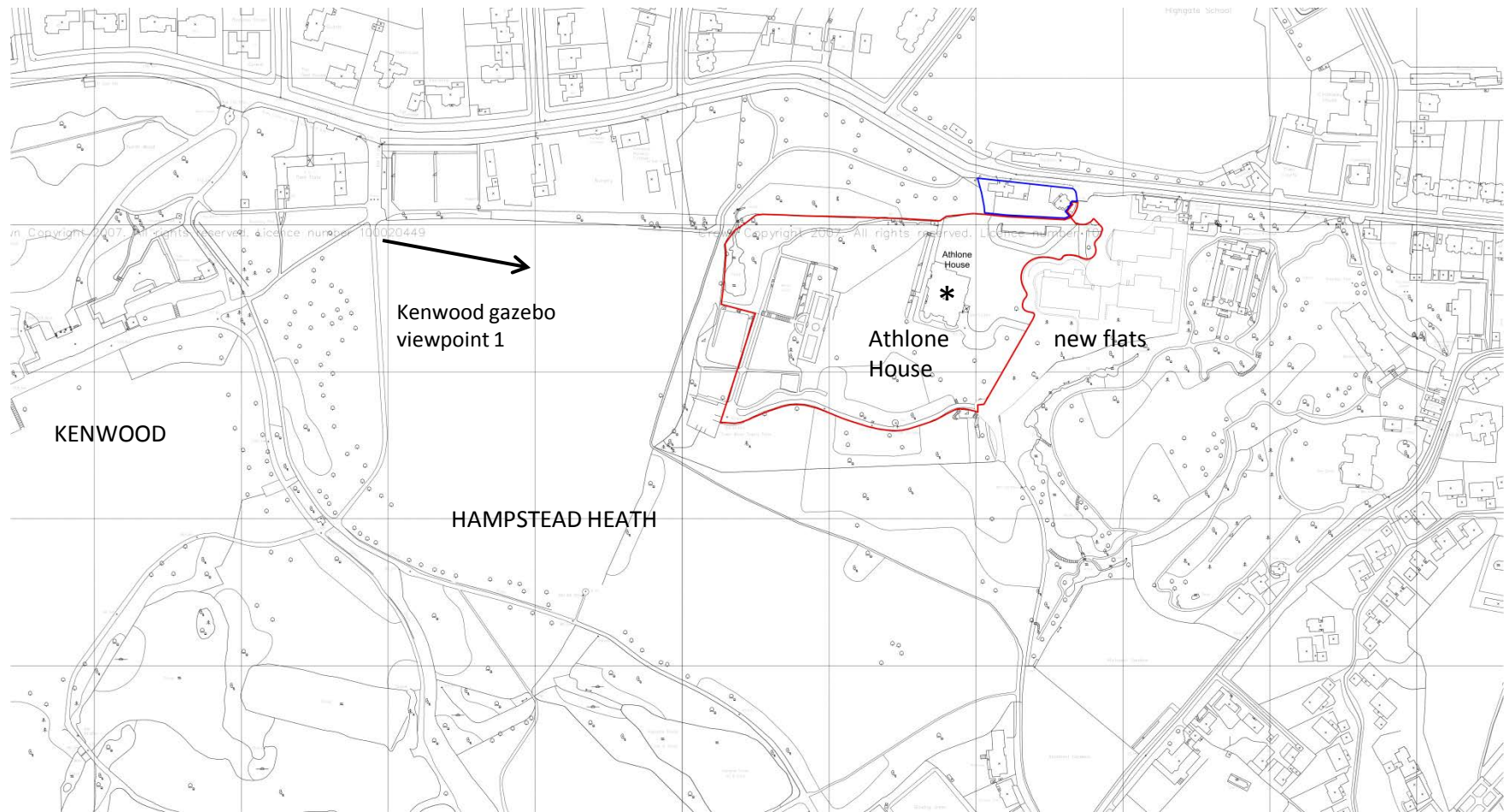




Image 1: Athlone House: view looking east: Author (unknown)

Historical photo of west facade



## Historical photos of east > and south v



Image 1: Athlone House: view looking north: Author (unknown)

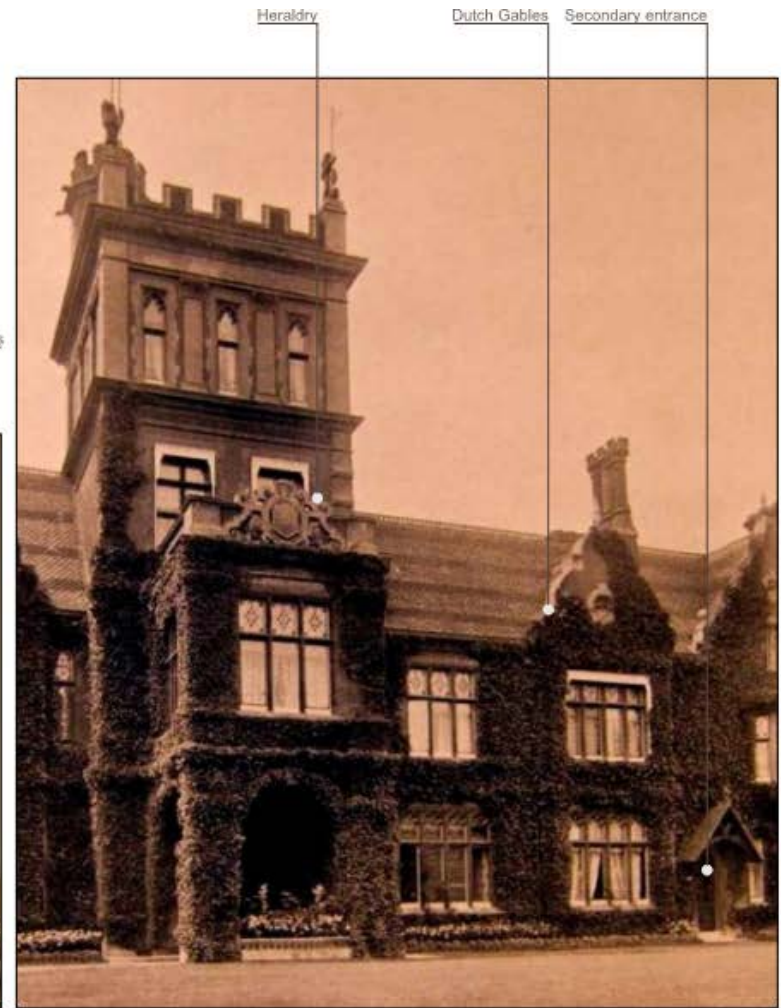
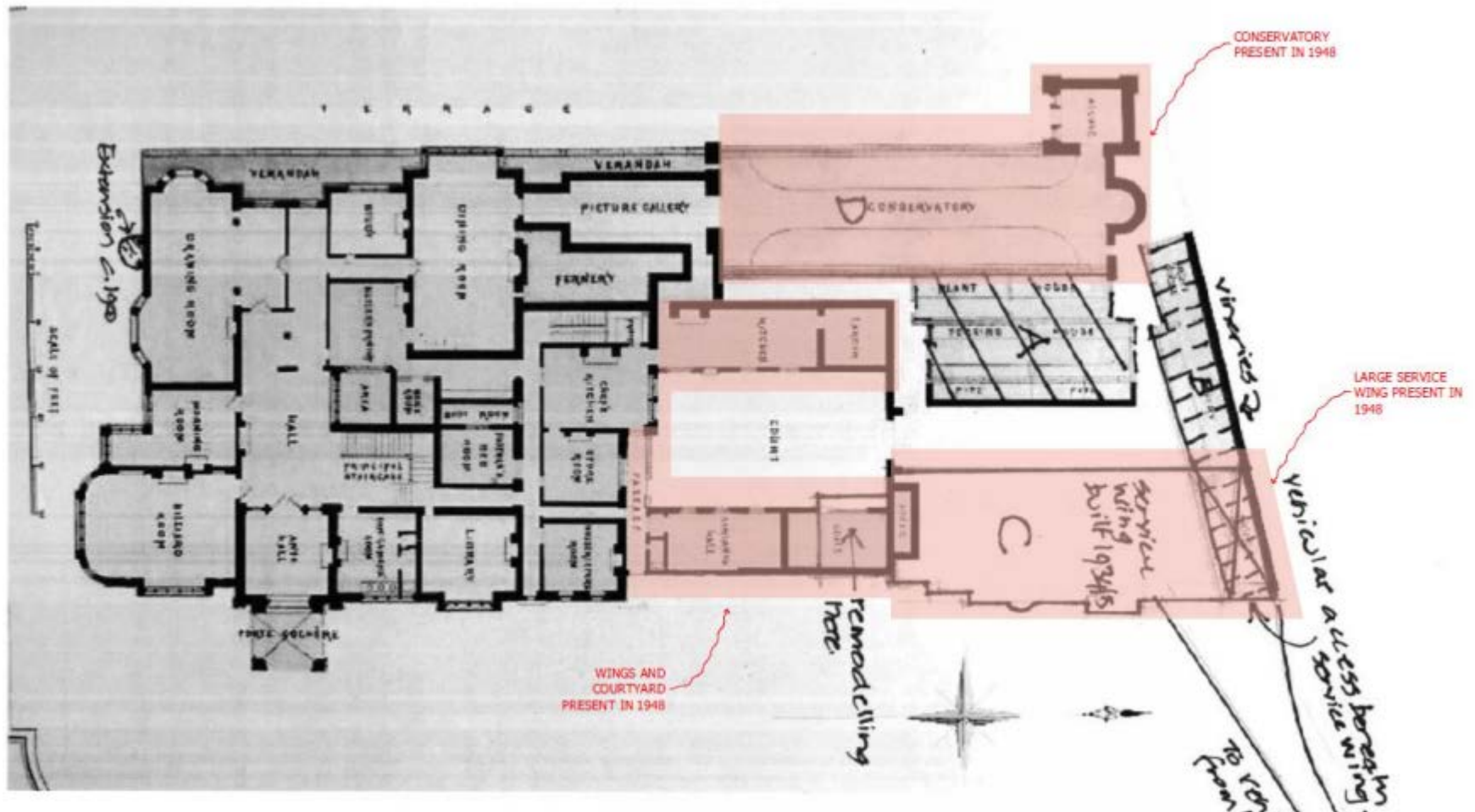


Image 2: Athlone House: view looking west Author (unknown)



Extent of Athlone House in 1948 (pink wings since demolished)



West side

North side



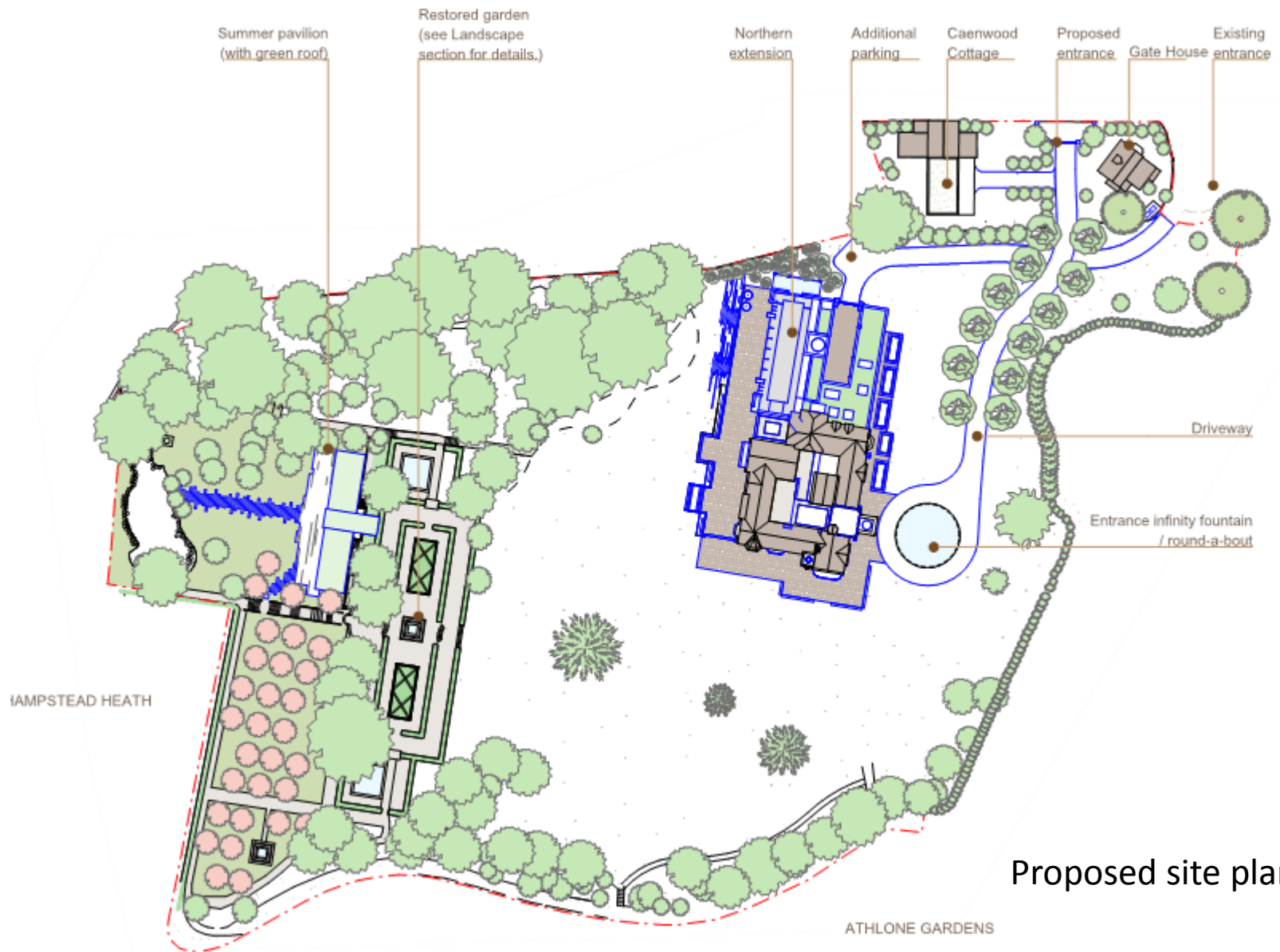




South side

East side





Proposed site plan





Proposed landscape plan





# The Pool Hall



Image 1: Proposed northern extension showing pool hall. Author: SHH.



Image 2: Historical photo showing glass house to the north. Author: Unknown.



# The 'Transitional' Window Bay



Brick facade  
(northern panel)

Glazing strip

Stone window  
detailling

Stone clad  
(western panel)

Glazing strip

Existing  
window bay

Stone clad  
window bay

Glazed  
pool hall



BRICK FACADE (NORTH ELEVATION)

T-BAY (BRICK FACADE)

T-BAY (STONE FACADE)

STONE WINDOW BAYS (WEST ELEVATION)

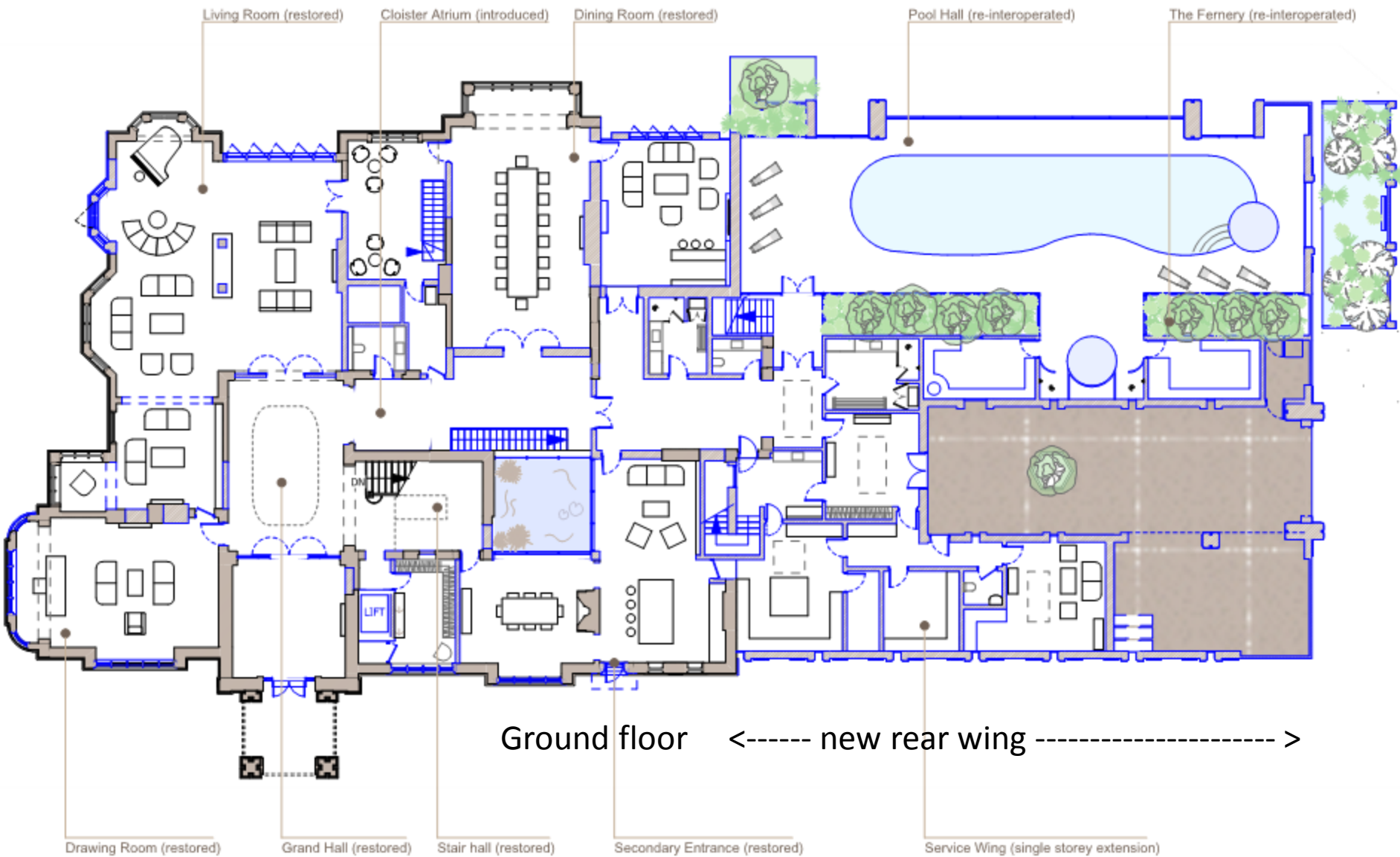


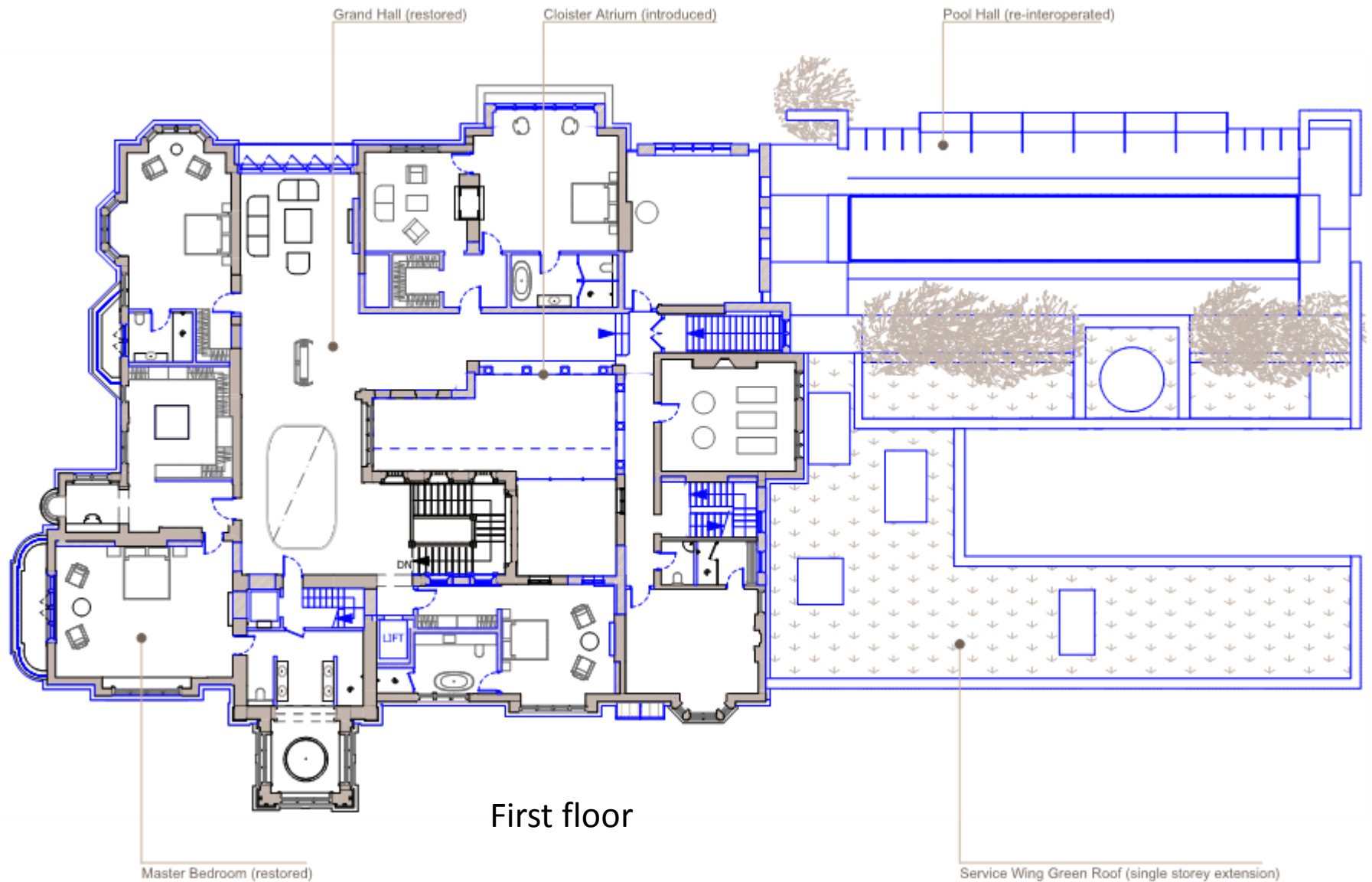
Page 1: Beechwood entrance off Hampstead Lane. Author: Google.



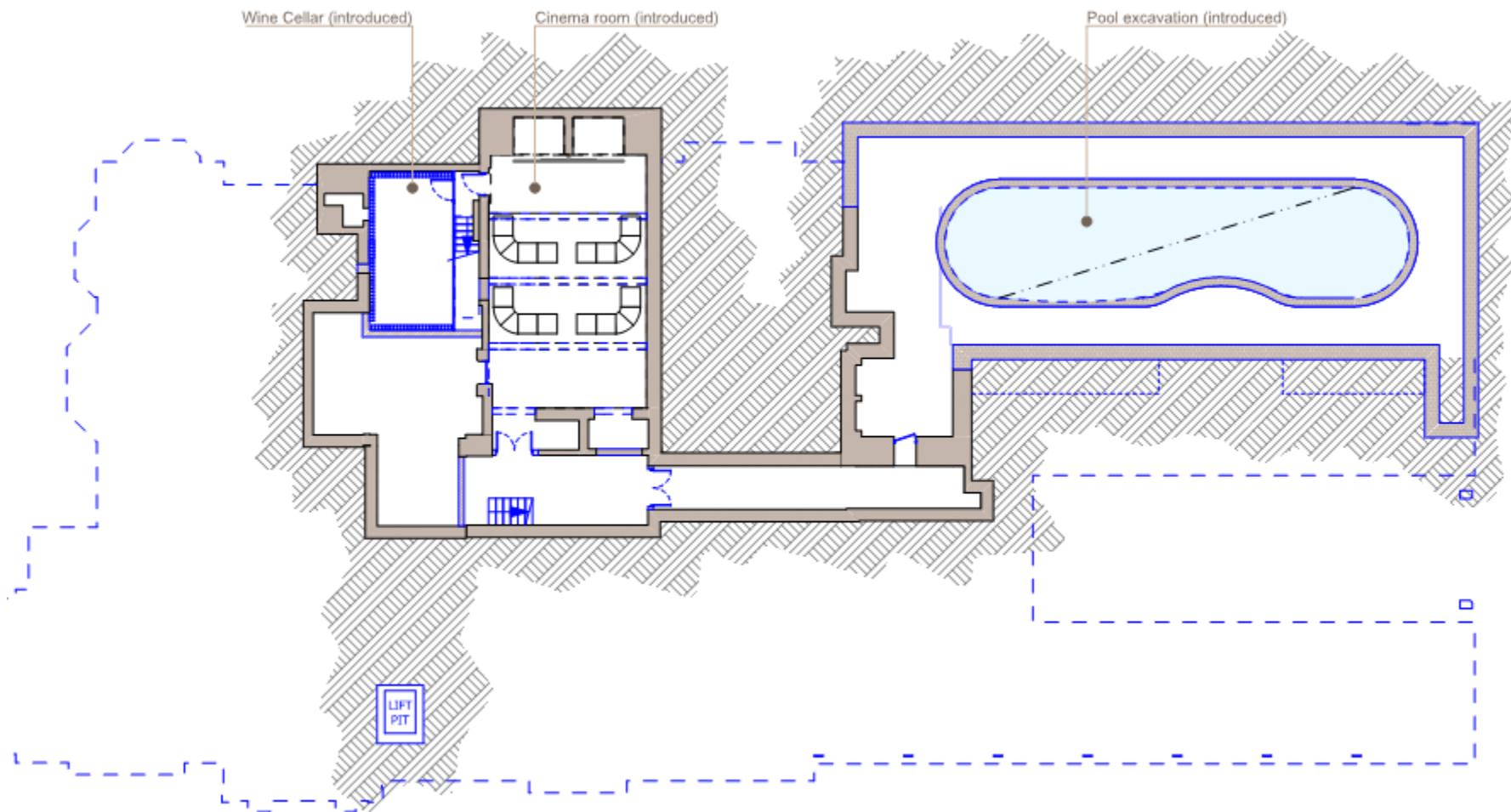
Existing Beechwood entrance and proposed new entrance







First floor



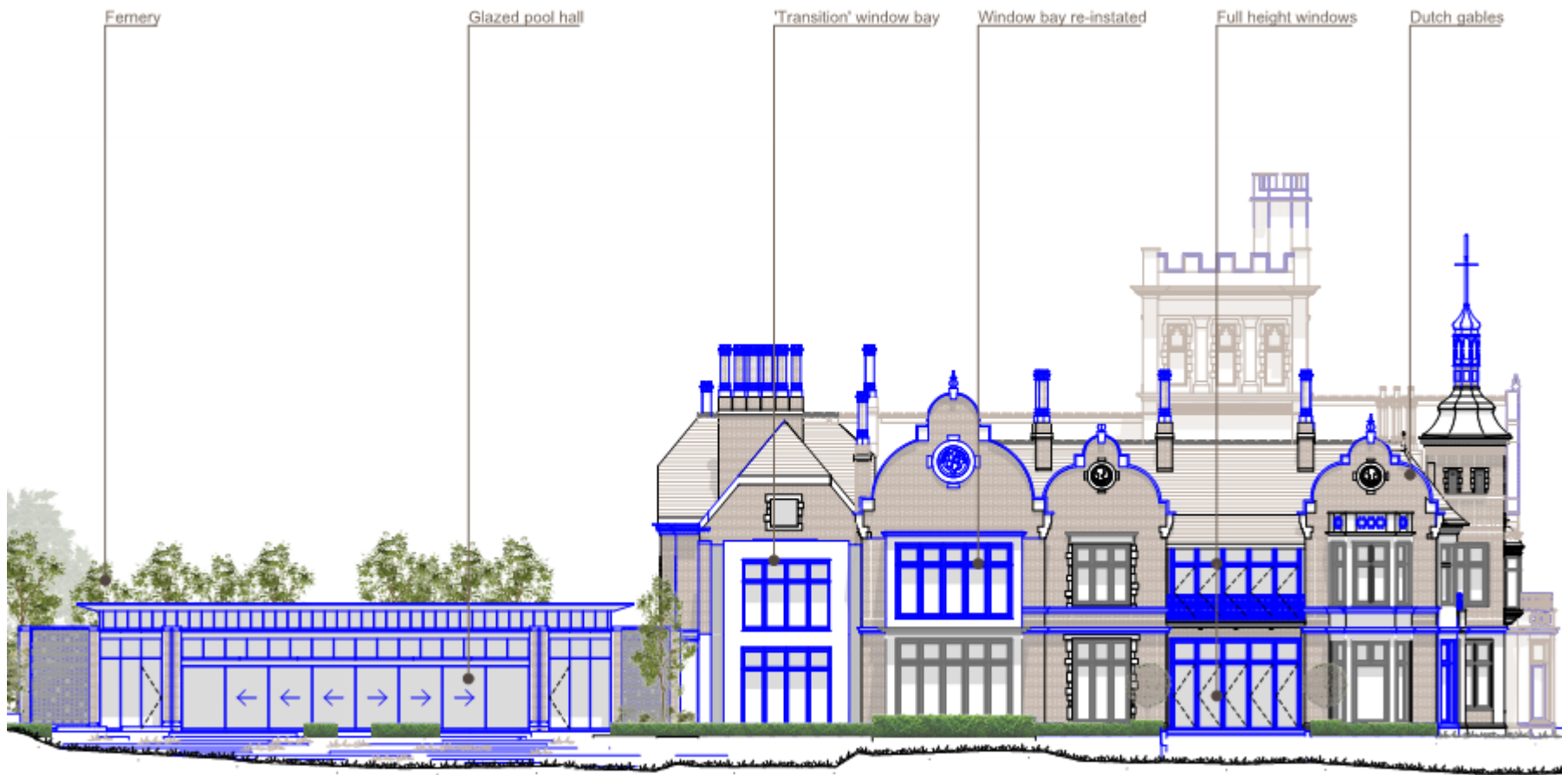
Basement- new swimming pool







North elevation



West elevation



South elevation



Montage of east facade





Montage of west facade



age 1: View of Athlone House from Hamstead Heath (existing). Author: Adam Woodward.

Existing view from Kenwood





Image 1: View of Athlone House from Hamstead Heath (proposed). Author: SHH.

Proposed view from Kenwood



F. View of Athlone House from Hampstead Lane (existing). Author: Adam Woodward.

Existing view from Hampstead Lane





Image 1: View of Athlone House from Hampstead Lane (proposed). Author: Adam Woodward.

Proposed view from Hampstead Lane