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FAO Charles Thuaire
Planning and Regeneration
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19 July 2017

Dear Sir

**Athlone House Hampstead Lane London N6 4RU
Application for S73 Minor Material Amendment to planning permission reference
2016/3587/P**

We write on behalf of our client, Mr Mikhail Fridman c/o LetterOne, to submit a Section 73 Minor Material Amendment application (S73) to planning permission reference 2016/3587/P, in respect of the above property, Athlone House Hampstead Lane London N6 4RU.

This S73 application is for the purpose of rewording the conditions and amendments at the basement and ground floor level to accommodate a revised plant scheme. The proposals brought forward are after further discussion with Officers at the London Borough of Camden.

Background

Planning Permission (2016/3587/P) was granted on 09 September 2016 for:

“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.”

Following a detailed review of the conditions attached to the permission, it has become necessary to amend the wording of some of them to more accurately reflect the intention of the condition and the schedule or phasing of the development. In addition, some minor changes to the basement are proposed.

Proposed Rewording of Conditions

We submit the revised condition wording based on meetings and discussions with Camden Officers. This application is submitted by a table of the conditions with the permitted and proposed wording as informally agreed with you during previous discussions.

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Energy Conditions

In relation to planning conditions specifically relating to energy and sustainability (conditions nos. 27, 28 and 29), we were asked by Camden to demonstrate the required changes were necessary given the impact on the energy elements in the permitted scheme.

To this end, we have liaised with your colleague Ana Lopez (Sustainability Officer), including providing Ana with a draft of the revised Energy Strategy, to agree satisfactory form of revised wording to give comfort that the use of a CHP is acceptable. Additionally, we are also undertaking a review of the inclusion of PVs and their suitability and appropriateness. We have commissioned a stand alone report to review the position on PVs and we have suggested that a Feasibility Study will support the Energy Strategy which Ana Lopez has confirmed within an email dated 11th July 2017 that she is comfortable with this approach.

Therefore, we have included the agreed revised wording of conditions 27,28 and 29 within the attached schedule.

Basement Amendments

This S73 also proposes a series of minor amendments to the basement and ground floor level

In summary, the changes are:

1. Infilling an area of existing basement which is unsafe and detached from the existing basement;
2. Provision of additional basement area to accommodate additional plant to service the property as a result of evolution of the M&E scheme;
3. Introduction of a metal stair to access the basement plant area safety - the permitted hatch has been deemed inadequate for access by personnel and equipment;
4. New service trench providing access to fan coil units & ducts within the solum space above;
5. Introduction of external condenser and duct enclosure to house the pool Air Handling Unit & Generator, supply and extract ducts and air conditioning condensers now required as the M&E scheme has evolved. This is considered the best solution both acoustically and aesthetically following much exploration of options by the team;
6. Small internal layout changes to the basement and ground floor following detailed design development including walls, stairwells and the removal of the koi pond in favour of a planting area and water feature; and
7. Introduction of a semi-covered porch to the secondary entrance.



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First Floor Minor Amendment

For completeness, we have also included the first-floor plan which proposes a small number of minor amendments to the first-floor level. These amendments are demonstrated and annotated on drawing no (817)022_PL02.

The application is supported by the relevant drawings which are submitted herewith. The drawings are fully annotated.

Supporting Documentation

In accordance with the London Borough of Camden's validation checklist, the following documentation is enclosed:

- Application form;
- Revised wording condition schedule;
- Drawing Pack from SHH including:
 - (817)020_PL02 Basement - Proposed
 - (817)021_PL02 Ground Floor – Proposed
 - (817)022_PL02 First Floor - Proposed
 - (817)210_PL02 East Elevation - Proposed
 - (817)212_PL02 West Elevation - Proposed
 - (817)213_PL02 North Elevation - Proposed
 - (817)310_PL02 AA Long Section - Proposed
 - (817)313_PL02 DD Long & EE Cross Sections - Proposed
 - (817)314_PL02 FF & GG Cross Sections - Proposed
- Original Decision Notice for planning permission ref: PP/16/02837.

We also enclose a cheque for the requisite fee of £195.00.

We trust that the information submitted is sufficient to validate this application and we look forward to confirmation of this shortly. If you have any queries please contact Luke Butler of this office.

Yours faithfully

Eve Campbell
Director

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