

Mr Ben Stonebridge
HGH Planning
45 Welbeck Street
London W1G 8DZ

Application Ref: **2017/5029/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

3 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal: Erection of single storey building for substation next to Caenwood Cottage with entrance gate in boundary wall on Hampstead Lane.

Drawing Nos: (817)001-PL02, 029-PL01, 260-PL01, 261-PL01, 360-PL01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing boundary wall and gates,



unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- (817)001-PL02, 029-PL01, 260-PL01, 261-PL01, 360-PL01

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Reasons for granting permission.

The proposed substation at approx 4m square and 2m high is relatively modest in size and discreet in location behind boundary walls. It will thus appear as a small ancillary utilitarian structure within the large grounds of this estate and will not harm the appearance and setting of the adjoining cottage nor be visible in longer views

or from the adjoining public road. Its size and appearance in this location, set behind high boundary walls, is such that the building will not harm the open character and setting of the private open space, Metropolitan Open Land (MOL) or adjoining Hampstead Heath. It is considered that it cannot be regarded as 'inappropriate development' on MOL on account of its floorspace as an extension to the original Athlone House. The boundary treatment of new brick piers and timber gates is considered appropriate in design and materials and sympathetic to the existing boundary wall and streetscene along Hampstead Lane.

The proposal is considered to preserve 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.

The substation is justified as a necessity in order to provide the site with an adequate supply of energy.

The felling of 2 trees to enable this development was allowed by the previous permission for Athlone House and cottages under ref 2016/3587/P.

Due to its remote location, the proposal will not cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A4, D1 and D2 of the Camden Local Plan 2017 and policies OS1 and DH2 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 4 You are advised for the avoidance of doubt that this decision only relates to the substation and not to any other plant and equipment adjoining Caenwood Cottage as shown on the drawings hereby approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

David T. Joyce

David Joyce
Director of Regeneration and Planning