

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

Application Ref: **2017/6251/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

21 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Athlone House
Hampstead Lane
London
N6 4RU

Proposal: Amendments to wording of conditions 22 and 30 relating to archaeology and drainage respectively, attached to planning permission dated 21.9.17 ref 2017/4156/P (for Variation of condition 2 of planning permission dated 9.9.16 ref 2016/3587/P 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).

Drawing Nos: Letter from hgh dated 6.11.17, email from Ben Stonebridge dated 17.11.17, DR-50-P10.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 22 of planning permission 2017/4156/P shall be replaced with the following condition:



REPLACEMENT CONDITION 22

(a) No demolition or development shall take place until a stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

(b) If heritage assets of archaeological interest are identified by stage 1, then for those parts of the site which have archaeological interest, a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI, which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

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 D2 of the London Borough of Camden Local Plan 2017.

For the purposes of this decision, condition no.30 of planning permission 2017/4156/P shall be replaced with the following condition:

REPLACEMENT CONDITION 30

a) Prior to first occupation of the main house, a maintenance plan demonstrating how the sustainable drainage system hereby approved (Flood risk assessment by Infrastructure dated April 2016 and Drainage strategy plan by HRW ref DR-50-P10) will be maintained shall be submitted to and approved in writing by the Council.

b) 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 linear filter trenches either side of the driveway providing four levels of water quality management, a 204m³ attenuation tank, rain gardens 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 policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

The originally worded condition 22 regarding archaeology, imposed on the original planning permission ref 2016/3587/P and its subsequent MMA variation ref 2017/4156/P, did not use the correct wording required by Greater London Archaeological Advisory Service (GLAAS) in their original consultation response. GLAAS have requested that the Council's simplified wording be replaced by their recommended wording which requires a two stage process of a written scheme of investigation. This reworded condition would allow for an initial evaluation to identify if further mitigation was needed and, if so, what the appropriate strategy would be. It is considered that this rewording is acceptable and fully meets the objectives of protecting and recording any archaeological remains found on site prior to development.

The originally worded condition 30 regarding sustainable drainage systems referred to specific measures in approved drawings, including swales and permeable paving to the access road. It is no longer proposed to use this measure alongside the road and instead use an alternative measure of linear filter trenches along the full length of each side of the driveway; this would also now provide four levels of water quality management instead of the previously referred three levels. This slightly revised strategy is shown in an updated plan HRW ref DR-50-P10. The reworded condition would thus replace the drawing number by the updated one and replace the wording referring to 'swales' and 'permeable paving' by a new one referring to 'linear filter trenches'. This amendment is considered equally appropriate and continues to meet the overall objectives of sustainable drainage strategy on this site.

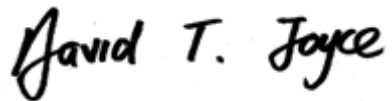
These minor amendments in wording are acceptable and will not affect in any way the overall concept, aims and requirements of the approved scheme.

The full impact of the scheme has already been assessed by virtue of the previous approval granted on 21.9.17 ref 2017/4156/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its impact on archaeology and drainage. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21.9.17 ref 2017/4156/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

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