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Charles Thuaire  
Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

18 January 2017

Dear Mr. Thuaire

**RE: FULL PLANNING APPLICATION – RESTORATION OF THE GATE HOUSE AT ATHLONE HOUSE**

On behalf of our client, Mr Mikhail Fridman, we write with regard to our recent discussions concerning the proposed alterations to the Gatehouse located within the grounds of Athlone House. I hereby submit this Full Planning Application with the following description of development:

*“Restoration of the Gate House, including demolition of the existing single storey extension and erection of a replacement single storey extension, incorporating a minor increase in floorspace and other minor external alterations.”*

The Gate House is a building located within the grounds of Athlone House. The restoration and extension of Athlone House, and the associated landscape and garden restoration works, are covered under separate planning permission 2017/4156/P (formerly planning permission 2016/3587/P prior to the granting of the Section 73 Minor Material Amendment in September 2017). This planning permission included the restoration of the Gate House to be used as ancillary residential accommodation, however the permitted drawings of this planning permission and did not include any external alterations to the Gate House.

Following detailed inspection of the existing building and a further design review we propose to rationalise the internal floorspace to and demolish the lean to (single storey extension) and replace it with a new single storey replacement which will extend to the width of the original house and provide a more uniform finish to the building,

The new extension will not extend up to the roof and is therefore subordinate to the rest of the building, whilst making a better use of space than the existing extensions. Although it is effectively a replacement extension, there is a slight increase in floorspace of approximately 1.29m<sup>2</sup>. The proposal also includes a re-provision of windows and doors on the proposed extension, detailed on the submitted plans, that have been designed to match the existing window and door design as closely as possible to avoid greatly altering the appearance of the building.

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Details of the existing building, the proposed demolition and the proposed extension are shown in detail on the plans submitted as part of this application.

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

- Application form;
- Cover Letter (HGH Planning);
- Design and Access Statement (SHH);
- Drawing Pack from SHH including:
  - (817)030\_PL03 Gate House – Existing & Proposed
  - (817)031\_PL02 Gate House - Demolition
  - (817)230\_PL01 Gate House Elevations – Existing
  - (817)231\_PL02 Gate House Elevations – Demolition
  - (817)232\_PL02 Gate House Elevations – Proposed

We also enclose a payment for the requisite fee of £206.

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 HGH Planning.

Kind regards,

**Ben Stonebridge**  
Assistant Planner