

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

Application Ref: **2017/6012/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

7 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details required by condition 9a (landscaping, tree planting and earth mounding) of 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 and other works).

Drawing Nos: 2157-AH-SK001 (with red annotations showing tree heights), 2157-010-101-101, 2157-010-101-114, 2157-010-105, 2157-010-108, 2157-010-109, 2157-010-201B, 2157-010-204B, 2157-010-205B, 2157-010-209A, 2157-020-101A, 2157-020-104, 2157-020-105A, 2157-020-109A

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

The submitted landscaping details have been reviewed by the Council's tree and



landscape officer who has confirmed that they are of high quality and suitable for the site. A broad range of native and non-native trees and plants are proposed to be planted that will enhance the biodiversity of the site and maintain the formal character of the property.

In particular, as required by the condition, the plans include revised tree species adjoining the new vehicular entrance on Hampstead Lane and details of appropriate tree planting and management along the boundary with Caenwood Court flats. The revised tree species at the new entrance are considered more appropriate to reflect the character of Hampstead Lane. The tree planting in terms of species and heights along the eastern boundary has been agreed by the residents of Caenwood Court flats to maintain their views and privacy.

The full impact of the proposed development has already been assessed.

As such, the proposed details are in general accordance with policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that the following conditions of planning permission dated 21.9.17 ref 2017/4156/P are outstanding and require details to be submitted and approved-
conditions 3 (design details), 4c (sample panels), 5 (fixtures), 6 (Hampstead Lane entrance), 7 (railings and gates), 8 (brickwork cleaning), 9bc (historic landscape and ecology enhancements), 12 (part regarding protection of reptiles and amphibians around pond), 13 (wildlife landscape plan), 16b (permanent lighting strategy), 17 (green roof), 19 (waste), 21c (contaminated land remediation), 22b (stage 2 archaeology investigation), 27 (BREEAM measures evidence), 28ab (part regarding PV feasibility study, energy measures evidence), 29 (CHP), 30ab (drainage system details), 31 (drainage system implementation).

The applications submitted for conditions 4a&b (brick and stone sample panels) are being currently assessed and have yet to be determined.

- 3 You are advised that the trees should be maintained in line with BS8545:2014, not BS7370-4:1993 as stated in the documents 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