

Application ref: 2018/0271/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 23 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

HGH Planning
45 Welbeck Street
London W1G 8DZ

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:

Alterations to the Gate House including demolition of the existing single storey rear extension and erection of a replacement single storey extension.

Drawing Nos: Design and Access Statement by SHH dated 15.1.18; (817)001-PL03, 030-PL03, 031-PL02, 230-PL01, 231-PL02, 232-PL02

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 building, 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 Notwithstanding the details shown on the plans hereby approved, the new rooflight shall be conservation-style in timber or metal and flush with the roof plane.

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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- Design and Access Statement by SHH dated 15.1.18; (817)001-PL03, 030-PL03, 031-PL02, 230-PL01, 231-PL02, 232-PL02

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

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 repair and refurbishment of the house is welcomed. The replacement of the irregular modern additions by a slightly larger ground floor extension with simpler plan form and similar mono-pitched roof is acceptable in bulk and design. The proposed works consolidate the existing extensions and give a more unified, cohesive appearance to the building and yet preserving its quirky rustic character. The proposed extension is modest, traditionally detailed and subordinate to the host building and will use matching materials and fenestration. It is considered that the proposed works would preserve the appearance of the host building, the setting of nearby Athlone House, and the character and appearance of the wider conservation area. It would not affect the open character of the designated Private Open Space and Metropolitan Open Land and represents appropriate development on the latter.

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 proposals are not considered to 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.

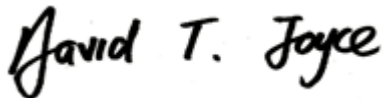
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies DH2, DH3 and DH4 of the Highgate Neighbourhood Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning