

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

Application Ref: **2018/0396/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

23 March 2018

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: Minor variations to elevations and plans of new entrance access and Caen Cottage, as approved by planning permission dated 21/09/2017 ref 2017/4156/P for Variation of condition 2 (approved plans) 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Drawing Nos: Superseded- (817) 026-PL02 (dated 27.7.16), 027-PL01, 221-PL01.
Approved- Cover letter from hgh dated 18.1.18; (817) 026-PL02 (dated 11.12.17), 027-PL02, 221-PL02; (817) CC-011-PL01, CC-012-PL01, CC-200-PL01, CC-201-PL01, CC-440-PL01

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.2 of planning permission ref 2017/4156/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- (817) 001, 002, 003, 010, 010a, 011, 011a, 012, 012a, 013, 013a, 014, 014a, 015, 015a, 016, 023, 024-PL02, 025-PL03, 028, 200, 201, 202, 203, 211, 230, 240, 250, 300, 301, 302, 303, 311, 312, 700 (all suffix -PL01 unless otherwise stated); Pre-commencement conditions schedule, cover letter from hgh dated 19.7.17; (817) 020, 021, 022, 210, 212, 213, 310, 313, 314 (all suffix -PL02); Cover letter from hgh dated 18.1.18; (817) 026-PL02 (dated 11.12.17), 027-PL02, 221-PL02; (817) CC-011-PL01, CC-012-PL01, CC-200-PL01, CC-201-PL01, CC-440-PL01;

Planning statement by Savills dated May 2016; Design and Access Statement by SHH dated 23.6.16; Heritage statement by Mervyn Miller dated June 2016; Historical landscape appraisal by CBA dated June 2016; Tree quality survey report by CBA dated June 2016; Tree survey form by CBA rev A dated 22.7.16; Ecology Statement by CBA dated June 2016; plans by CBA refs 725/01, 02, 03, 04, 05, 07, 08, 09; plans by JFA refs 9135-01, 03; Landscape and Visual Impact assessment by JFA dated June 2016, plus Appendix 1 by SHH; Construction Sequence methodology by HRW dated 16.6.16; Engineering Services and energy report by SWP Issue 2 dated July 2016; BREEAM Domestic Refurbishment Pre-assessment report by Price and Myers revised version 1 dated 26.7.16; Basement Impact Assessment by GEA dated June 2016; Flood risk assessment by Infrastruct dated April 2016; Drainage strategy plan by HRW ref DR-50-P05; CDM Pre-construction information by Approved Inspector Services; Structural Inspection by Mann Williams dated May 2016; Structural Interventions report by HRW dated June 2016; Structural drawings by HRW; Construction Management Plan by Walter Lilly revision 3 dated July 2016; Transport statement by Motion dated 21.6.16; Noise survey by Hann Tucker dated 18.3.16;

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

Informative(s):

1 Reason for granting approval-

The set back of the approved entrance gate and associated brick piers by a further 600mm away from the boundary on Hampstead Lane is proposed for traffic safety reasons. The design and curved plan form remain the same and the slight setback would continue to preserve the character of the boundary wall and streetscene and the character and appearance of the Conservation Area.

The slight lowering of the approved garage and the replacement of the existing lean-to structure by a new one of same size but with glazed roof and high level glazing are acceptable; the design and form are not materially different from the approved scheme. The new meter enclosure is a small discreetly located structure in the rear garden hidden behind the boundary wall and will have no visual impact on the house or streetscene. The minor changes in fenestration, as regularisation

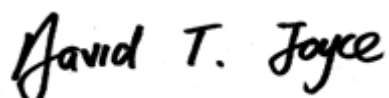
following an updated survey of features, are also appropriate as minor elevational amendments. The CCTV now shown on the proposed drawings will be subject to later approval under condition 5 regarding external fixtures and fittings.

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 appearance and neighbour impact. 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 21/09/2017 ref 2017/4156/P and is bound by all the conditions attached to that permission.
- 3 You are advised that this decision does not relate to the CCTV shown on the plans hereby approved and that details of these fixtures should be submitted for approval by discharging condition 5 of planning permission dated 21.9.17 ref 2017/4156/P.

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



David Joyce
Director of Regeneration and Planning

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