

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

Application Ref: **2017/5586/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

23 November 2017

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 of conditions 15 (part relating to bat boxes) and 33 (bat survey) 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: Discharge of planning conditions 33 and 15 report dated September 2017 by Catherine Bickmore Assocs Ltd

The Council has considered your application and decided to grant approval of details.

Informative(s):

- 1 Reasons for approval-

The submitted bat box details and updated bat surveys have been reviewed by the



Council's ecological consultant who has confirmed that they are adequate to conserve existing wildlife habitats and provide new biodiversity measures within the development. Bird box details will be submitted later for future discharge.

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

As such, the proposed details are in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017.

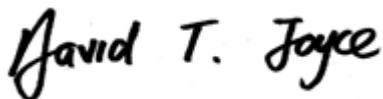
- 2 You are advised that this discharge of condition 15 does not relate to details of bird boxes, which should be submitted to and approved by the Council prior to any new superstructure works commencing on site.
- 3 You are reminded that the following conditions of planning permission dated 21.9.17 ref 2017/4156/P are outstanding and require details to be submitted and approved-
conditions 3 (design details), 4 (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), 15 (part regarding bird boxes), 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).

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 Joyce
Director of Regeneration and Planning