

Application ref: 2018/2101/P
Contact: Charles Thuaire
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Date: 21 June 2018

Development Management
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45 Welbeck Street
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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 17 (green roofs) 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: (817)AH-523-C01, AH-525-C01, SP-401-C02, SP-404-C02; 2157-S4-000-015

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

Informative(s):

1 Reasons for granting approval-

The green roofs are considered to be suitable for the buildings and site, to enhance the biodiversity of the area and to be of sufficient substrate depth to support the species proposed. The maintenance plan will be submitted within the details to be submitted later for the discharge of condition 13 (Wildlife Landscape Management Plan), and an informative is added here as a reminder.

The full impact of the proposed development has already been assessed under reference 2017/4156/P.

As such, the proposed details are in general accordance with policies CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that details of the green roof maintenance plan should be submitted with the details of the Wildlife Landscape Management Plan as part of the application to discharge condition 13.
- 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 4c (roof sample panels), 5 (fixtures), 7 (railings and gates), 8 (brickwork cleaning), 9 (part regarding landscape management plan), 12 (part regarding protection of reptiles and amphibians around pond), 13 (wildlife landscape plan), 21c (contaminated land remediation), 22b (stage 2 archaeology investigation), 27 (BREEAM measures evidence), 28b (energy measures evidence), 30ab (drainage system details), 31 (drainage system implementation).

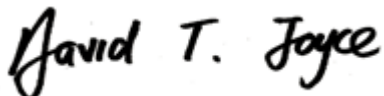
The applications submitted for conditions 6 (Hampstead Lane entrance), 9c (ecology enhancements), 16b (permanent lighting strategy), 19 (waste), 28a (part regarding PV feasibility study), 29 (CHP), and 3 (design details for Gate House, Caenwood Cottage and pavilion) are being currently assessed and have yet to be determined.

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