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Charles Thuaire  
Planning Department  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

17 August 2018

Dear Mr Thuaire

**RE: 2017/4156 – ATHLONE HOUSE, HAMPSTEAD LANE, LONDON, N6 4RU**

**APPLICATION FOR A NON-MATERIAL AMENDMENT UNDER 96A, TOWN & COUNTRY PLANNING ACT 1990**

We are writing on behalf of our client, Mr Fridman, with regard to our previous discussions on the proposed amendments to the roofspace area of Athlone House which we consider to be non-material. I am hereby submitting this formal Non-Material Amendment application under Section 96a of the Town & Country Planning Act 1990 in relation to planning permission 2017/4156/P. This letter sets out the details of the proposed changes and justifies it in the context of the relevant material considerations.

## **Background**

During the design of the restoration of Athlone House, it was envisaged that the majority of the plant and servicing equipment would be located inside the loft space. This would allow for the equipment to be located away from the habitable areas of the house in a separate space whilst allowing for adequate access for the purposes of maintenance and repair.

However, during the detailed design stage of the internal servicing layout, it has been highlighted that it will not be possible to safely incorporate all the plant equipment in the roof space as planned. In its current form, the loft space is considered a 'confined space' and working in these areas would present a significant risk of injury due to constraints on height and would result in large spaces which would only be accessible by crawling. This therefore presents a significant health and safety issue and would not be acceptable to operators responsible for maintaining and servicing the equipment.

The preferred design solution to this issue is the relocation of certain elements of plant equipment onto the internal roof space area which would free up enough space in the loft areas to enable full access for servicing without posing a risk to health and safety. Details of the proposals are set out in the section below.

## **Proposals**

The existing internal roof area is a large flat space surrounded on all sides by the raised roof ridge and the taller tower to the south. Due to the surrounding roof height and tower, the internal roof space is not visible from any part of the grounds or any other location and, in addition, there are virtually no windows that face inwards to the internal roof area which reduces the visual impact of the proposal to the future occupiers. The exceptions are a small window on the staircase of the tower and a secondary window of bedroom 6 located on the second floor. A current permitted plan of the roof is shown in figure 1 below.

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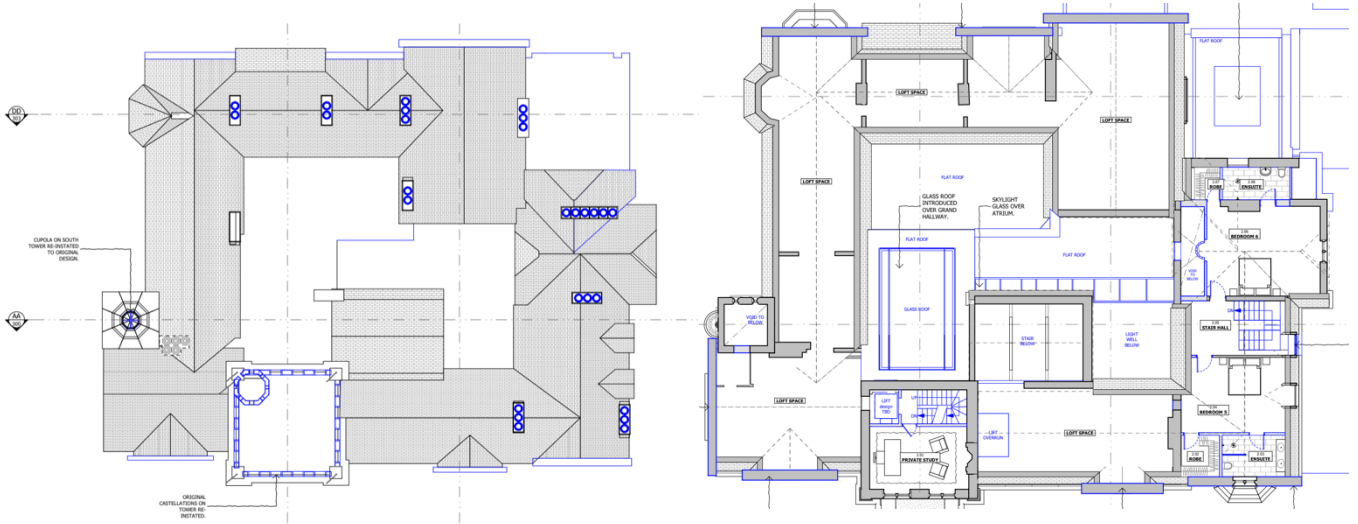


Figure 1: Current permitted drawings (817)025\_PL01 (left) and (817)023\_PL01 (right) showing the internal roof area.

The alterations proposed in this application are shown in detail on the plans below. The primary change is the relocation of the Air Harvesting Unit (AHU) and associated ductwork from inside the loft space to the open internal flat roof area. A louvred screen is also proposed across the front of the AHU that would mitigate the visual impact of the change from the north facing tower window and bedroom 6. The location of bedroom 6 on the east side of the house means that the visual impact of the proposal would be limited anyway due to the adjacent raised loft space. To provide sufficient access for the maintenance and servicing of the equipment, a series of dormers are proposed that would allow for full height access in and out of the loft space.

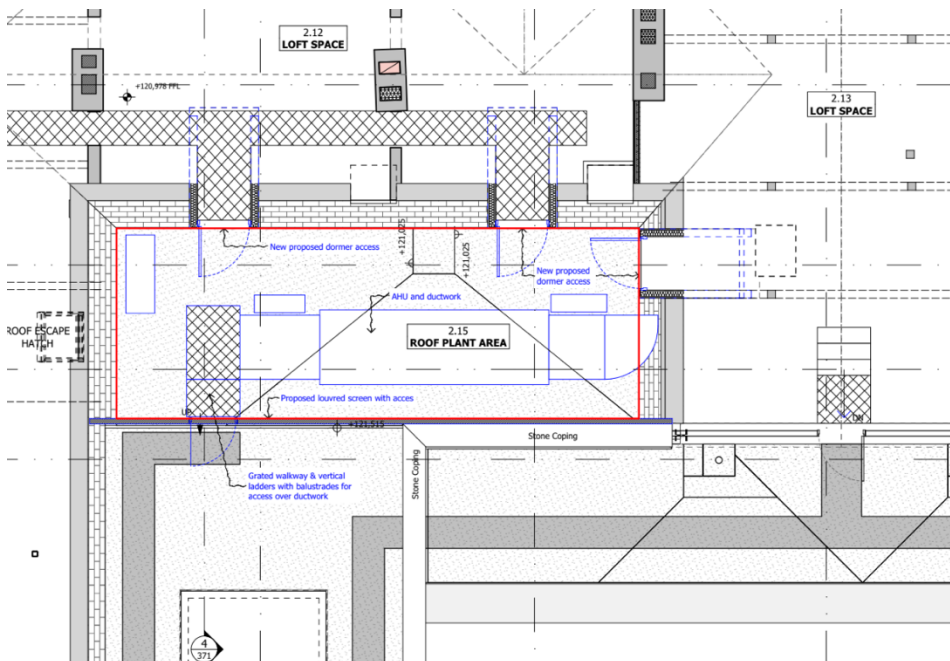


Figure 2: Extract from drawing no (817)140\_PL01 showing the proposed relocation of the AHU onto the roof and the location of the dormer access points

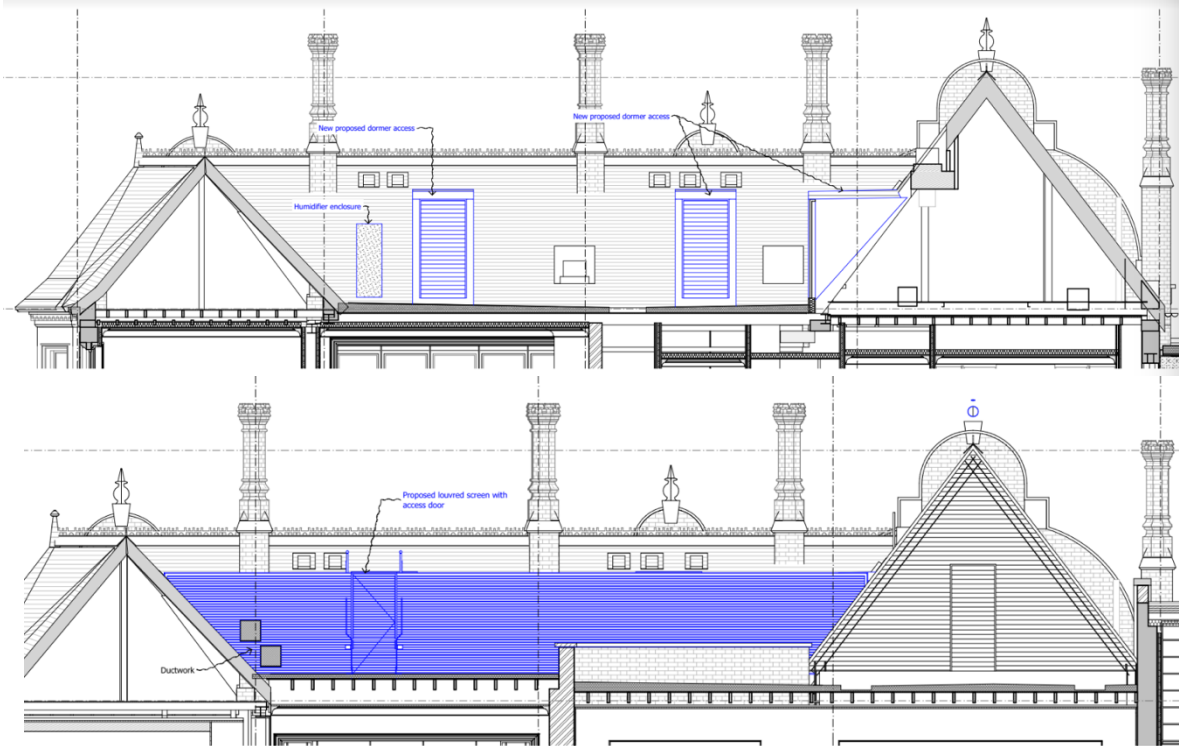


Figure 3: Extracts from drawing no (817)370\_PL01 showing elevations for the proposal. The dormer access points into the loft are clearly identified and the lower image shows the proposed louvred screen to reduce the visual impact

Figure 3 is an extract from the detailed sections of the proposals (refer to drawing no (817)370\_PL01 and (817)371\_PL01) which demonstrates how the dormer accesses would be subservient to the surrounding roof ridge height, and, along with the louvred screen, which extends across this part of the roof space, there would be a limited visual impact on the house.



Figure 4: Elevation of the house clearly showing that the proposals would not visible from anywhere outside of Athlone House

Finally, SHH have also produced two elevations that clearly demonstrate that the proposals will be completely hidden from any location outside of the house. The height of the surrounding roof ridge means that the only place the relocated equipment could be seen would be from the two windows previously mentioned. This is evidenced in Figure 4 which is an extract of drawing no (817)212\_PL07 that shows the outline of the proposals with a dashed line, and shows that they are lower than the surrounding roof height.

## Conclusions

Detailed design work on the internal servicing layout demonstrated that the plant equipment could not be fully contained within the loft space without posing an unacceptable risk to health and safety. The proposed solution to this is to relocate part of the equipment onto the flat internal roofspace along with three access points disguised as dormer windows. The relocated equipment would not be visible from any location in the grounds or further and would not have any impact on Athlone House or the amenity of the occupiers, whilst providing a safe and accessible alternative to the cramped loft space. The equipment would only be visible from two small internal windows and a louvred screen is also proposed to reduce the impact on these windows. We therefore consider this an acceptable solution to the issue.

In accordance with the London Borough of Camden's validation checklist, the following documentation is enclosed:

- Application form;
- Cover letter (HGH);
- Drawing pack (SHH) including:
  - (817)371\_PL01 Roof Plant Sections Proposed;
  - (817)370\_PL01 Roof Plant Sections Proposed;
  - (817)211\_PL07 West Elevation Proposed;
  - (817)211\_PL07 South Elevation Proposed; and
  - (817)140\_PL01 Second Floor Roof Plant Plan Proposed.

We also enclose a payment for the requisite fee of £234. We trust that the information is sufficient to validate this application and we look forward to confirmation of this shortly. If you have any queries, please don't hesitate to get in contact.

Kind regards,

**Ben Stonebridge**

Planner