

Application ref: 2018/2599/P
Contact: Charles Thuaire
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Date: 30 August 2018

Development Management
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HGH Consulting
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 3 (relating to design details of Gatehouse and Caenwood Cottage) of planning permission dated 21/09/17 ref 2017/4156/P (Variation of condition 2 of planning permission dated 09/09/2016 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: CC-210, 211, 414, 415, 431, 433, 480.1, 480.2, 480.3, 481.1, 485.1, 487; GH-202, 401, 403, 404, 405, 406, 407, 480.1, 480.2, 480.3, 485.1, 485.2 (all suffix PL01); PH-988-J01-001, 002.

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

Informative(s):

1 Reasons for granting approval

The submitted design details relate to the Gatehouse and Caenwood Cottage only. The elevations, construction details, roof details and fenestration schedules, including detailed cross-sectional drawings, are considered to be acceptable in design and materials and to be appropriate for the character and

appearance of the houses and conservation area.

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

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

- 2 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 5 (fixtures), 6 (part relating to Hampstead Lane entrance gates), 7 (railings and gates), 9d (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), 27b (BREEAM measures evidence), 28b (energy measures evidence), 30ab (drainage system details), 31 (drainage system implementation).

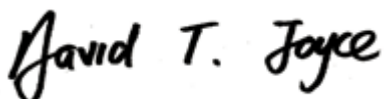
The applications submitted for conditions 19 (waste), 28a (part regarding PV feasibility study), 29 (CHP), and 3 (design details for pavilion) are being currently assessed and have yet to be determined.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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