

Application ref: 2018/2666/P
Contact: Charles Thuaire
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Date: 29 August 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 6 (Hampstead Lane entrance) 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) NG-010, 012, 013 (all suffix PL02); 1480-SK-BW01; letter from hgh dated 8.6.18.

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

Informative(s):

1 Reasons for granting approval-

The submitted details of the new entrance on Hampstead Lane, with its setback curved layout, new walls and piers, are considered to be acceptable in design and materials and to be appropriate for the setting of the main house and the character of the street and conservation area. However the details of the solid metal vehicular gate as currently proposed are not appropriate in design terms; these details plus final details of the proposed lanterns are

reserved for later approval. The various repairs and rebuildings of the boundary brick wall along the Lane are also considered acceptable in detailed design and execution.

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 advised that this discharge of condition 6 does not relate to the metal gates and lanterns shown on the drawings hereby approved. Such details should be submitted to and approved by the Council prior to any work commencing on these elements.

- 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 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).

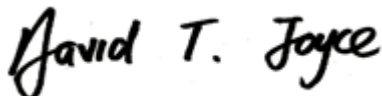
The applications submitted for conditions 19 (waste), 28a (part regarding PV feasibility study), 29 (CHP), and 3 (design details for pavilion) are being currently assessed and have yet to be determined.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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