

Application ref: 2018/2341/P
Contact: Charles Thuaire
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Date: 7 November 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 28a (part relating to PV feasibility study) 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: Letter from Carmichael Browns dated 19.4.18, letter from ME7 dated 10.5.18, Energy Statement by ME7 dated 28.9.18, cover letter from hgh dated 16.5.18, roof plan E7C

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

Informative(s):

1 Reasons for granting approval-

The submitted details only relate to the PV feasibility study of the energy statement which was still outstanding from the condition's earlier discharge. The details show 18 PV panels on the flat roof of Caenwood Cottage garage, which would provide about 5% savings through renewable technologies. Although this does not meet the target of 9% specified in this condition, this is

considered acceptable given the context of the site and buildings and limited availability of non-shaded roofslopes.

The location and design of the panels on the flat roof is also acceptable and, given the roof's secluded nature, will not harm the character of the surrounding buildings or conservation area.

The details have been reviewed by the Council's sustainability officer who confirms that the scheme is acceptable in terms of its scope, location and reasonable endeavours to meet targets. It will provide adequate onsite renewable energy facilities.

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

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

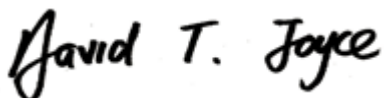
- 2 You are reminded that the following conditions of planning permission dated 21.9.17 ref 2017/4156/P are outstanding and require details to be submitted and approved-
conditions 6 & 7 (parts relating to Hampstead Lane new entrance gates and all other gates and railings), 9d (part regarding landscape 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).

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