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

20 November 2018

Dear Mr Thuaire

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

APPLICATION FOR A NON-MATERIAL AMENDMENT UNDER SECTION 96A, TOWN & COUNTRY PLANNING ACT 1990 FOR AN ALTERATION TO THE TOWER CASTELLATIONS

We are writing on behalf of our client, Mr Fridman, with regard to previous discussions on the proposed alteration to the castellations on the tower of Athlone House, Hampstead Lane, London. We consider this change to be non-material and are therefore 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 alteration and provides a reasoned justification in the context of the relevant material considerations.

The description of development for this previous permission was:

Variation of condition 2 (approved plans) 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; creation of new vehicular/pedestrian entrance from Hampstead Lane and associated part demolition of boundary wall; refurbishment and extension of Caen Cottage and refurbishment of the Gate House, both to be used as ancillary residential accommodation; erection of a summer house on disused tennis court within the grounds; and associated landscaping works and restoration of historic garden)- namely to allow minor rewording of all conditions (except nos 3, 4, 5, 6, 7, 8, 10, 11, 18, 20); variation of conditions 27, 28 and 29 relating to energy and sustainability matters; minor amendments to basement and ground floor layouts including erection of a new secondary porch and new plant enclosures on the north side.

Proposals

During the detailed design work relating to the restoration and construction of the tower, an issue has arisen on the staircase up to the Roof Terrace. It has been discovered that the proposed glass roof that will cover and protect the stairwell is not high enough to allow for a handrail for the stairs, which is required to meet Building Regulations.

The proposed solution is to allow for the glazed roof to be elevated slightly by raising the height of the castellations on the western face side of the tower. The preferred approach to this change is for a split-level parapet in the lower portions of the castellations, which would raise the height of the internal part of the parapet enough to accommodate the elevated glazing section but would leave the external edge of the parapet at the existing height. This change is outlined in the red box on the sketch in figure 2 below, clearly showing the stepped preference next to the stairwell. This change will only affect the three lower castellations on the western face and does not impact on any other part of the tower rooftop castellations.

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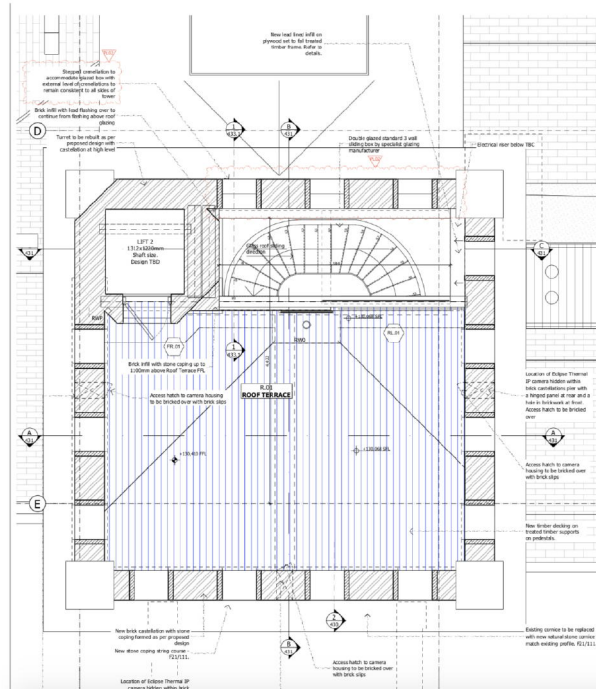


Figure 1: Plan of the tower showing the stairwell up to the roof terrace (817)AH-430_PL01

The height increase has been kept as minimal as possible with a c.144mm raise in the lower portion of the castellations. It is considered that due to the height of the top of the tower and the resultant viewing angle that this creates, there would be no visual impact from ground level of the proposed change due to the split-level proposed detail. Additionally, the face of the tower faces out over the largest part of the Athlone House site, and will therefore not be noticeable from any public locations due to the distance and minute scale of the change.

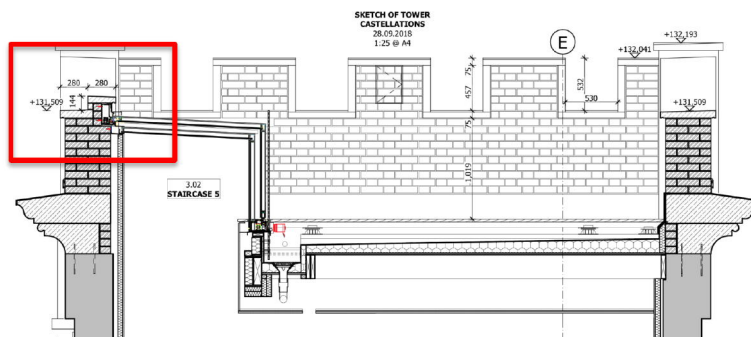


Figure 1: Sketch of the proposed alteration to the tower castellations



Conclusions

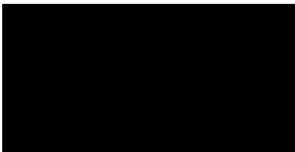
In summary, this amendment proposes to raise the height of the three lower castellations on the tower of Athlone House in order to raise the glazing of the stairwell to the rooftop to accommodate a handrail on the stairs. The height increase is proposed as a stepped change, set out in figure 2, that raises the height of the internal parapet sufficiently but leaves external parapet as existing. It is therefore considered that this non-material amendment application should be considered acceptable due to the fact that it will not be visible from ground level and will have a negligible impact on the historic significance of Athlone House.

In accordance with the London Borough of Camden's validation checklist, the following documentation is submitted under this application:

- Application form;
- Cover letter (HGH);
- Drawing (817)AH-430_PL01; and
- 20180928 Tower Castellations Sketch.

The payment of £234 has been made upon submission of this application. 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