

Mr Ben Stonebridge
HGH Consulting
45 Welbeck Street
London
W1G 8DZ

Application Ref: **2018/4068/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

1 March 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

**Athlone House
Hampstead Lane
London N6 4RU**

Proposal: Relocation of AHU plant from loftspace to external flat roof at 2nd floor level between pitched roofslopes, plus associated installation of metal platform, louvred boundary screen and 4 inward-facing dormers to provide access, as an amendment to 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; 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).

Drawing Nos: Superseded plans- 023-PL01, 211-PL01, 212-PL02

New plans- Letter dated 17.8.18 from hghconsulting; (817) 023-PL02, 211-PL07, 212-PL07, 370-PL01; 3 aerial views of roof plant

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.



For the purposes of this decision, condition no.2 of planning permission 2017/4156/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans- (817) 001, 002, 003, 010, 010a, 011, 011a, 012, 012a, 013, 013a, 014, 014a, 015, 015a, 016, 020-PL02, 021-PL02, 022-PL02, 023-PL02, 024-PL02, 025-PL03, 026-PL02, 027, 028, 200, 201, 202, 203, 210-PL02, 211-PL07, 212-PL07, 212-PL08, 213-PL02, 221, 230, 240, 250, 300, 301, 302, 303, 310-PL02, 311, 312, 313-PL02, 314-PL02, 370, 700, AH-321-PL02, AH-430-PL02, AH-433.1-PL02 (all suffix -PL01 unless otherwise stated); Pre-commencement conditions schedule, letter from hgh dated 19.7.17; letters dated 17.8.18 and 20.11.18 from hghconsulting; 3 aerial views of roof plant; Planning statement by Savills dated May 2016; Design and Access Statement by SHH dated 23.6.16; Heritage statement by Mervyn Miller dated June 2016; Historical landscape appraisal by CBA dated June 2016; Tree quality survey report by CBA dated June 2016; Tree survey form by CBA rev A dated 22.7.16; Ecology Statement by CBA dated June 2016; plans by CBA refs 725/01, 02, 03, 04, 05, 07, 08, 09; plans by JFA refs 9135-01, 03; Landscape and Visual Impact assessment by JFA dated June 2016, plus Appendix 1 by SHH; Construction Sequence methodology by HRW dated 16.6.16; Engineering Services and energy report by SWP Issue 2 dated July 2016; BREEAM Domestic Refurbishment Pre-assessment report by Price and Myers revised version 1 dated 26.7.16; Basement Impact Assessment by GEA dated June 2016; Flood risk assessment by Infrastruct dated April 2016; Drainage strategy plan by HRW ref DR-50-P05; CDM Pre-construction information by Approved Inspector Services; Structural Inspection by Mann Williams dated May 2016; Structural Interventions report by HRW dated June 2016; Structural drawings by HRW; Construction Management Plan by Walter Lilly revision 3 dated July 2016; Transport statement by Motion dated 21.6.16; Noise survey by Hann Tucker dated 18.3.16;

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

The scheme is for alterations to the inward-facing roofslopes and internal lightwells and flat roofs of the house, in order to improve access and ventilation to the roofplant that cannot now be all safely accommodated within the various loftspaces. In particular, an AHU plant unit and associated ductwork will be relocated from inside loft space onto a new external steel platform on the internal flat roof, which will have a new louvred screen along one edge. Three 3 new inward-facing dormers will provide access to this external plant area. In addition, a 4th inward-facing dormer will be placed within another lightwell to provide access and ventilation to the plant room within another loftspace.

These flat roofs and lightwells are completely enclosed by the surrounding pitched roofs of the house. Accordingly the new dormers and plant unit and other ancillary

features, which are well below these roof ridgelines, will be completely hidden behind the roofs and will not be visible at all from outside the house and its surroundings.

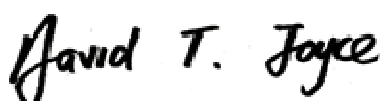
The plant would only be visible from two small internal windows facing a lightwell and thus the louvred screen is proposed to reduce the impact on these windows. This screen and surrounding pitched roofs will mask any noise emissions from the plant. The dormers will use matching materials. The features' hidden location and the house's significant distance from any neighbours means that there would be no impact on the external appearance of the house, character of the conservation area or surrounding neighbour amenity.

The full impact of the scheme has already been assessed by virtue of the previous planning permission dated 21.9.17 ref 2017/4156/P. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 21.9.17 ref 2017/4156/P and is bound by all the conditions attached to that permission.

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.

Yours faithfully



David Joyce
Director of Regeneration and Planning

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