

Mr Ben Stonebridge  
HGH Consulting  
45 Welbeck Street  
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W1G 8DZ

Application Ref: **2018/5821/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: Alterations to raise the height of all castellations on the tower of Athlone House, associated with the raised glazing of the stairwell to the rooftop, 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: New plans- Letter dated 20.11.18 from hghconsulting; (817) AH-430-PL02, 433.1-PL02, 321-PL02, 212-PL08

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 alterations to the tower are proposed as a solution to enable provision of a handrail within the glazed staircase cover which will become higher than the adjoining crenellation coping. The castellations on the tower will thus be universally raised by approximately one brick on all upper and lower copings and on all sides to ensure symmetry of the tower. Matching materials will be used.

It is considered that the alterations at this upper level of the tower are minimal and such a minor increase in height will be barely noticeable from ground level. They will not have any material impact on the overall appearance and form of the tower and house, nor on the character of the surrounding conservation area.

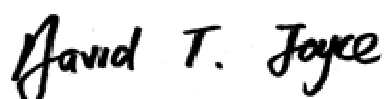
The full impact of the scheme has already been assessed by virtue of the previous

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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