



45 Welbeck Street  
London W1G 8DZ  
020 3409 7755  
info@hghconsulting.com

[hghconsulting.com](http://hghconsulting.com)

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

7 June 2019

Dear Mr Thuairé

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

**APPLICATION FOR A NON-MATERIAL AMENDMENT UNDER SECTION 96A, TOWN & COUNTRY PLANNING ACT 1990**

We are writing on behalf of our client, Mr Fridman, with regard to a proposed amendment to pool extension of Athlone House which we consider to be non-material. I am 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 proposed changes and justifies it in the context of the relevant material considerations.

**Proposals**

The design of the restoration of Athlone House includes a large proposed single-story extension to the north of the house to house a swimming pool and associated facilities, approved under planning permission 2017/4156/P. The pool extension accommodates a number of features including space for a sauna. It is proposed that the sauna will be a traditional Russian steam spa, called a Banya, which is similar in many ways to a sauna, and usually built of wood and traditionally heated with firewood. A specialist designer has been assisted to work on accommodating this feature, and through this design process, it has been concluded that a small chimney will be required on the lower level of the pool roof buildings in order for the banya to be functional.

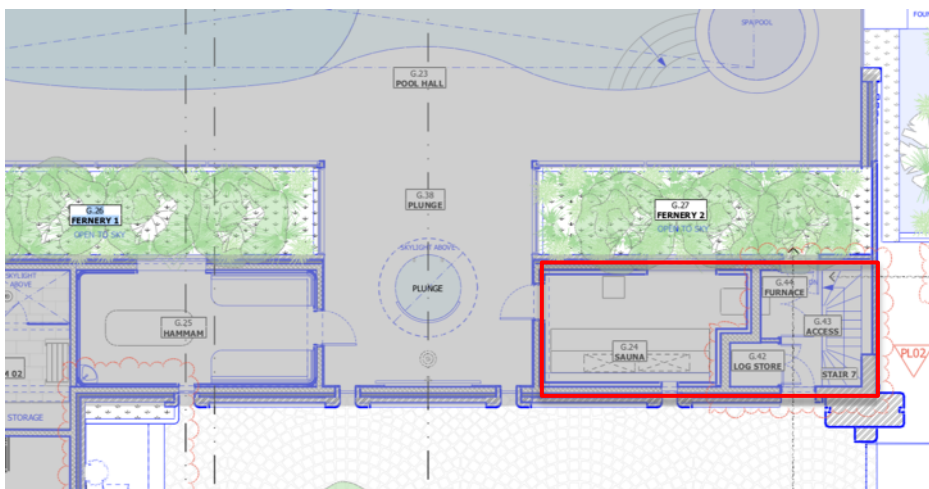


Figure 1: Extract from approved drawing no (817)021\_PL02 showing the location of the sauna and furnace

The location of the sauna is shown on the approved drawing (817)021\_PL02 (extract in Figure 1) as part of the pool building to the north of the Hammam and plunge pool, adjacent to the furnace where the proposed chimney would be located.

The chimney itself would not be a prominent design feature, extending just 1,025mm above the lower roof of the extension with a width of 553mm, and in line with the upper line of the lantern roof element. The chimney would be built from the same type of brick as the approved extension below, with curved, rounded bricks on the corners matching the curved bricks either side of the 'slit' windows on the garden wall and would be topped out by 150mm of stone coping to match the stone coping on the extension roof.

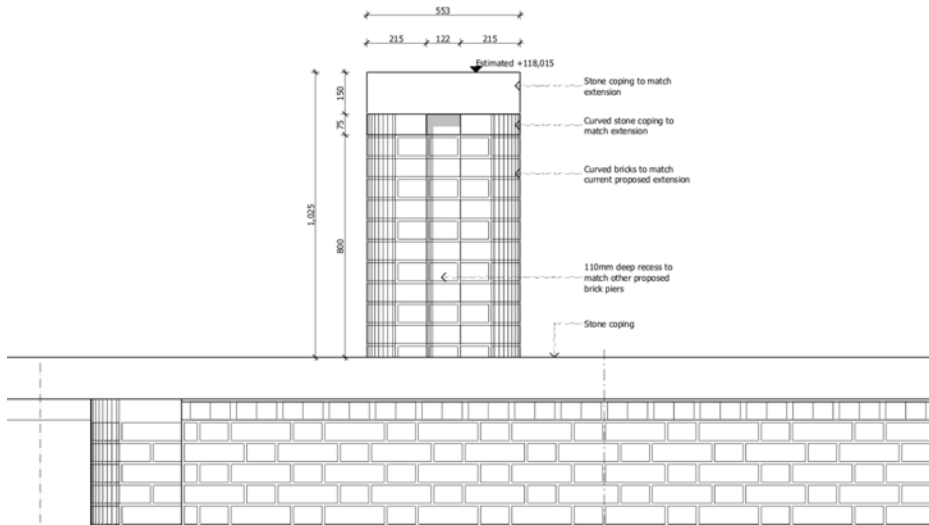


Figure 2: Extract from drawing no (817)210\_PL06 showing the proposed chimney design

### Fuel for Banyan Furnace Chimney

Under the Clean Air Act (1993), the whole of Camden is designated as a Smoke Control Area, meaning there are controls on the type of fuels that can be burned in commercial and domestic buildings. The Clean Air Act states that with regards to chimney's in a smoke control area only a limited number of authorised 'smokeless' fuels can be burned, unless the appliance has been approved by the Secretary of State as an 'exempt appliance'. In a non-approved appliance, the following can be burned:

- Anthracite;
- Semi-anthracite;
- Gas; and
- Low volatile steam coals and other authorised fuels.

A full and comprehensive list of exempted fuels is listed on the website for the Department for Environmental, Food & Rural Affairs under smoke control areas. Only fuel from this list will be burned under the proposed chimney, as required by the law, and the proposals are therefore acceptable in accordance with the Camden clean air guidance and policies.

## Conclusion

In accordance with the London Borough of Camden's validation checklist, the following documentation is enclosed:

- Application form;
- Cover letter (HGH);
- Proposed drawings (SHH) including:
  - (817)210\_PL06 East Elevation – Proposed; and
  - (817)213\_PL06 North Elevation – Proposed.
- Previously approved plans under applications 2016/3587/P and 2017/4156/P to demonstrate the existing layout and elevations:
  - (817)021\_PL02 Ground Floor Plan; and
  - (817)210\_PL02 East Elevation.

We also enclose a payment for the requisite fee of £234. We trust that the information is sufficient to validate this application and we look forward to receiving confirmation shortly. If you have any queries, please don't hesitate to get in contact.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Ben Stonebridge'.

**Ben Stonebridge**  
Planner

hgh