

Application ref: 2019/1553/P
Contact: Charles Thuaire
Tel: 020 7974 5867
Date: 17 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

HGH Consulting
45 Welbeck Street
London
W1G 8DZ

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 7 (relating to gates on new Hampstead Lane entrance and new gate on the southern boundary of site adjoining Hampstead Heath) 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: (817)PG-011-PL01; (817)PG-011-C03 (location plan part only, annotated to show location of gate); existing gate photograph; Detailed design option 3 dated 5.2.19; (817)NG-010-C02

The Council has considered your application and decided to approve details:

Informative(s):

1 Reasons for granting approval-

Details of the secondary entrance gate on Hampstead Lane (opposite Caenwood Court) were approved on 07/11/2018 ref 2018/4231/P but this only partially discharged condition 7. The submitted details relate to metal gates on

the new entrance on Hampstead Lane (also submitted to fully discharge condition 6 under a separate application ref 2019/1746/P) and a new pedestrian gate access on the southern boundary of the site adjoining Hampstead Heath.

The proposed Hampstead Lane main entrance will have oak timber gates with a naturalistic metal fretwork pattern plus four traditional style lanterns on the gate piers. The details are considered to be acceptable in design and materials and to be appropriate for the setting of the main house and the character of the street and conservation area.

The new gate onto the heath will be set within existing boundary railings and will match exactly the style, height and materials of these railings. It will create a new pedestrian access onto an existing path on the heath which currently terminates at this point on the boundary. Given its domestic nature allowing access from one house, it will not create any harmful generation of pedestrian traffic. As revised, the gate will now open inwards instead of outwards onto the heath so that no obstruction will be caused to the footpath and heath as public land. The City Corporation have accordingly withdrawn their objection. The details are considered to be acceptable in design and materials and to be discreet and appropriate for the character of the heath and conservation area.

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

As such, the proposed details are in general accordance with policies D1 and D2 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 9d (part regarding landscape management plan), 12 (part regarding protection of reptiles and amphibians around pond), 13 (wildlife landscape plan), 22b (stage 2 archaeology investigation), 27b (BREEAM measures evidence), 28b (energy measures evidence), 31 (drainage system implementation).

The applications submitted for conditions 21c (contaminated land remediation) and 30a (SUDS) are being currently assessed and have yet to be determined.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer