

Application ref: 2020/3466/P  
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Date: 29 September 2020

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

Phone: 020 7974 4444

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HGH Consulting  
45 Welbeck Street  
Marylebone  
London  
W1G 8DZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

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

Proposal:

Erection of a tree house with ropebridge walkway, slide and raised deck in the grounds of a dwelling house

Drawing Nos: Site Location Plan; Tree Retention Category Summary; Ref. 835 by Blue Forest - The Tree House People Method Statement July 2020; Arboricultural Report by Catherine Bickmore Associates Ltd ref: Play House dated July 2020; 201 Rev B; 202 Rev B; 203 Rev B; 204 Rev B;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report by Catherine Bickmore Associates Ltd ref Play House dated July 2020 and the method statement by Blue Forest- The Treehouse People ref 835 dated July 2020. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The works shall be undertaken under the supervision of the project arboriculturalist as detailed in the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans- Site Location Plan; Tree Retention Category Summary; Ref. 835 by Blue Forest - The Tree House People Method Statement July 2020; Arboricultural Report by Catherine Bickmore Associates Ltd ref: Play House dated July 2020; 201 Rev B; 202 Rev B; 203 Rev B; 204 Rev B;

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

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction

Management Plan is approved by the Council.

- 2 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Reason for granting permission-

A large tree house with raised walkway and associated play equipment is proposed within the large grounds of the property. Due to the proposed location of the equipment being significantly set away from the main house, site boundary and Hampstead Lane, and hidden amongst the woodland, it is considered that the proposed structures, despite their size, would not harm the setting and character of the dwellinghouse nor the character and appearance of the adjoining Hampstead Heath, streetscene or wider conservation area. The detailed design of the tree house and equipment is in timber which is appropriate for the rural setting within trees. Whilst the development is on Metropolitan Open Land (MOL), the proposal is not considered to be 'inappropriate development' as it involves outdoor recreation facilities ancillary to an existing dwelling and preserves the openness of the MOL, in accordance with advice set out in para 145 of the NPPF.

Due to the location and design of the proposal, being located well within the site, the proposals would not harm the amenity of neighbouring properties.

Four low quality holly trees are proposed to be removed in order to facilitate development. The trees are considered not to be significant to the character and appearance of the conservation area and are of minimal visibility from the public realm. As such their removal is considered acceptable. The playhouse will be installed using small diameter helical screw piles which will ensure the impact on the adjoining cedar tree will be acceptable. The ground protection is considered sufficient to ensure soil compaction will be minimised. A condition is added to ensure tree protection measures shall be installed and working

practices adopted in accordance with the approved arboricultural reports.

No objections have been received prior to making this decision and the site's planning and relevant enforcement history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 and the National Planning Policy Framework 2019.

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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



Daniel Pope  
Director of Economy, Regeneration and Investment