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28th October 2020

PP-09177257

Dear Sir or Madam

RE: ATHLONE HOUSE - APPLICATION FOR FULL PLANNING PERMISSION

On behalf of our client, Mr Mikhail Fridman, please find enclosed an application for a new pedestrian gate on the grounds of Athlone House, Hampstead Lane, London, N6 4RU. A full planning application has been submitted electronically via the Planning Portal (ref: PP-09177257), and accordingly, the following documentation has been submitted in support of the planning application:

- Application Form;
- Site Plan (ref: (817) 010_PL01);
- Location Plan (ref: (817) 009_PL01);
- Ground Floor Plan (ref: (817) CC043_P01); and
- Existing and Proposed Elevations (ref: (817)CC213_P01).

A payment of £234 in respect of the requisite application will be made to the Council on submission of the application.

Additionally, I would be grateful if you could take into consideration the contents of this letter when determining the application.

Application Site

The Athlone House site comprises a large estate consisting of Athlone House, a Gate House and Caenwood Cottage, and is located on the southern side of Hampstead Lane. To the east, the site is bounded by the Caenwood Court apartments and to the west by Hampstead Heath. The site comprises Athlone House itself, a Gate House to the north east and Caenwood Cottage to the north west. Landscaped grounds lie primarily to the west of Athlone House

itself. Access to the site is currently via a gated entrance fronting onto Hampstead Lane, with a secondary vehicle access adjacent to the Gate House. There is currently no direct pedestrian access onto Hampstead Lane. The security office for the site is located in Caenwood Cottage.

A brick wall borders the site to the north along the Hampstead Lane frontage to which this application relates to. The site plan is shown in **Figure 1** below.



Figure 1: Site Plan

The site lies within the “Highgate Conservation Area”, but there are no listed buildings within the site’s setting. The site is located within Flood Zone 1 (“Low Risk”) as identified in the Environment Agency’s Flood Map for Planning.

Background

The original restoration and extension of Athlone House, and the associated landscape and garden restoration works, are approved under planning permission 2017/4156/P (formerly planning permission 2016/3587/P prior to the granting of the Section 73 Minor Material Amendment in September 2017). There have since been a number of applications relating to discharge of conditions, and applications for minor and non-material amendments.

Application Reference: 2017/5029/P

A full planning application was submitted for the erection of a single storey building containing a substation next to Caenwood Cottage, with an entrance gate in the boundary wall on Hampstead Lane (**Figure 2**). The application was approved on 3 November 2017.

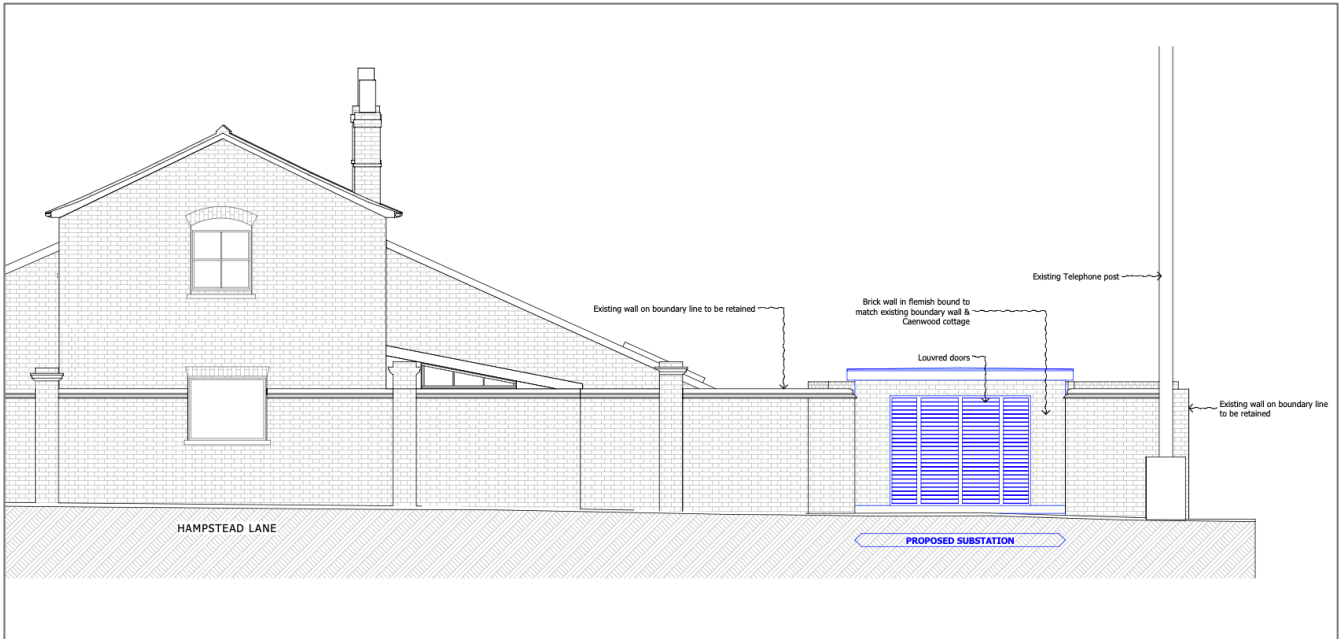


Figure 2: Approved plan showing proposed substation location in relation to Caenwood Cottage

The Decision Notice states that the proposed boundary treatment of new brick piers and timber gates is considered appropriate in design and materials and sympathetic to the existing boundary wall and streetscene along Hampstead Lane. It concluded that the Council considered the proposal to preserve the character and appearance of the Conservation Area.

Application Reference: 2018/0396/P

A non-material amendment (S.96a) application was granted for minor variations to the elevations and plans of the entrance gate on Hampstead Lane and Caenwood Cottage. The amendments included the setback of the approved entrance gate and associated brick piers from the boundary on Hampstead Lane and the lowering of the approved garage and the replacement of the lean-to structure with a new structure and glazed roof at Caenwood Cottage.

The application was granted on 23 March 2018.

Proposal

The proposal is for the erection of a new pedestrian gate at the existing brick wall fronting Hampstead Lane, adjacent to Caenwood Cottage (see **Figure 3**).

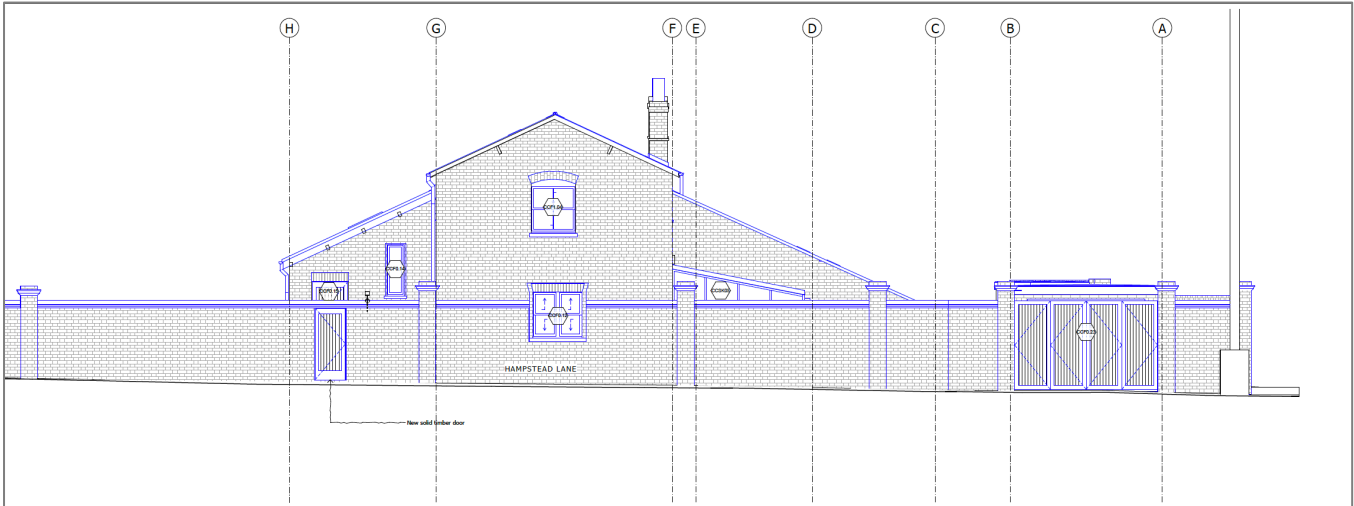


Figure 2: Proposed Elevation

The proposed gate is essential to allow for pedestrian access to make deliveries to the site, which occur multiple times daily. The site security office is located in Caenwood Cottage. Currently, the staff in Caenwood Cottage (where deliveries are made to) must cross the site to manually open the secondary gate to allow deliveries to enter the site. This often results in vehicles having to park on Hampstead Lane outside the site whilst this takes place. There is currently no direct pedestrian only access onto Hampstead Lane.

The proposed gate would allow for expedient access to the site for deliveries, avoiding an unnecessary route across to the secondary gate from Caenwood Cottage and would reduce the amount of time that vehicles will be stopped on the side of Hampstead Lane, potentially impeding other traffic.

The NPPF notes that good design is a key component of sustainable development and should contribute to making places better for people. London Plan Policy 7.4 further encourages development to have regard to the form, function and structure of an area, and the scale, mass and orientation of surrounding buildings. Policy 7.6 states that architecture should be of the highest quality, responsive and complementary to the surrounding context and cause no unacceptable harm to the amenity of surrounding land and buildings. These principles are echoed in Local Plan Policy D1, Policy A1 and A2 which seek high quality design in development.

The site is located within the Highgate Conservation Area (LB Camden). The Highgate Conservation Area Appraisal and Management Strategy (2007) sets out that high quality design and high-quality execution will be required of all new development, including smaller alterations. All new developments are expected to respect, complement and enhance the special character and appearance of the Highgate Conservation Area.

As demonstrated on the accompanying drawings, the proposed gate is based on principles of good design and has been carefully considered in accordance with local, regional and national planning policy. Only a small part of the wall fronting onto Hampstead Lane is proposed to be demolished to allow for a new pedestrian gate. In terms of material finishes, the proposal will be made of timber to maintain a positive relationship with the existing wall and will be constructed so as to closely resemble that of the substation gate and other existing boundary walls and gates on Hampstead Lane, in both colour and texture. The proposed gate will be no taller than the height of the existing brick wall.

The proposal is considered acceptable in design terms and will have no detrimental impact on the Conservation Area or visual amenity and will have a positive impact on the public realm. The primary views from within the Conservation Area are from Hampstead Lane and from here the pedestrian gate will continue to sit well within the context.

Conclusion

In conclusion, we believe that the erection of this gate should be supported by the Council. The gate has been designed in such a way that it will have no detrimental impact on the Conservation Area and will provide a much-needed pedestrian access for deliveries to the site.

I trust you have sufficient information in order to validate and determine the application. However, if you have any queries or require any further information please do not hesitate to contact me.

Kind regards,

Rudra Rhodes

Assistant Planner