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Camden Council Regeneration and Planning
5 Pancras Square
Town Hall, Judd Street
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18th January 2024

CP202319
BY PLANNING PORTAL

Dear Sirs,

FULL PLANNING PERMISSION & DEMOLITION IN A CONSERVATION AREA
6 TEMPLEWOOD AVENUE, LONDON, NW3 7XA

I am instructed by my client, Mr Alizade (“**the Applicant**”) to submit an application for full planning permission and demolition in a conservation area, for the following development (“**the Application Proposal**”) at 6 Templewood Avenue (“**the Site**”):

“Retention of foundations to the existing boundary treatment and erection of above ground replacement boundary treatment at 6 Templewood Avenue.”

Accordingly, I enclose the following documents:

- Completed application forms, including Certificate A;
- Completed CIL form;
- Design & Access Statement, prepared by City Planning;
- Existing and proposed drawings, prepared by City Planning:
 - Location & Block Plans - CP-2023-19 | E-01;
 - Existing Site Plan - CP-2023-19 | E-10;
 - Existing Elevations - CP-2023-19 | E-20;
 - Proposed Site Plan - CP-2023-19 | P-10; and
 - Proposed Elevations - CP-2023-19 | P-20.

In addition, I can confirm that a requisite fee of £258.00 for determining this application has been made via Planning Portal.

a. Introduction

The existing boundary treatment is worn and is in need of replacing. This Application Proposal seeks to retain the foundations to the existing boundary treatment and replace the above ground treatment with red brick to match the host property and iron railings painted black.

b. Site and Surrounding Area

The Site is located at the junction between Templewood Avenue and Templewood Gardens. It consists of a large detached dwellinghouse with a front yard, a small garage to the rear and garden to the south of the property. The dwellinghouse consists of red brick and is in the Queen Anne revival style.



Figure 1-3: Site fronting Templewood Avenue (top), Site fronting Templewood Gardens (bottom left) and no.4 Templewood Gardens (bottom right)

The Site is enclosed by a boundary treatment which is worn and in need of replacement. It consists of stone dwarf walls with decorative wrought iron fencing on top. There are also three iron gates with stone pillars either side of each gate, which provide vehicular and pedestrian access onto the Site. One gate fronts Templewood Gardens, and the other gates front Templewood Avenue. There are also tall hedges that run alongside the boundary treatment.

In the surrounding area, boundary treatments on neighbouring properties share the same characteristics of dwarf walls with iron fencing and planting/hedging. Immediately opposite the Site is another property at no.4 Templewood Avenue that is of the same architectural style as the Site. The boundary treatment consists of red brick that matches the host dwelling, with iron fencing above and hedging.

The Site is located in the Redington/Froggnal Conservation Area (“RFCA”). It is not locally listed or nationally listed.

c. Application Proposal

This application proposes the demolition and replacement of the existing boundary treatment. It is important to note that the foundations of the existing stone wall will be retained and re-used. Above ground, the wall will be replaced with a dwarf wall constructed using red brick that will match the host dwelling. The decorative iron fence will be retained. It will be repaired and repainted black. The stone gate pillars will be replaced to match existing. The iron gates will be replaced with iron gates of a similar style. The location of the gates and stone pillars will remain as existing.

d. Planning Policy

The development plan for the Site is as follows:

- Camden Local Plan (“CLP”) (2017); and
- London Plan (2021).

Further to this, consideration has been given to the following document:

- Redington/Frogna Conservation Area Character Appraisal and Management Plan (“RFCACA & MP”) (2022).

It should be noted that at the time of writing, the Council has just begun consultation of the Draft Local Plan (Regulation 18) therefore the adopted CLP (2017) still holds full weight.

As discussed in the *Site and Surrounding Area* section, the Site is located in the RFCA.

e. Planning Considerations

The main planning consideration is *Design and Heritage Impact*, which is discussed below.

Policy D1 of the CLP states that development should respect the local context and character. Paragraph 6.5 of the RFCACA & MP states that boundary treatments should be informed by historic fencing adjacent, and that the materials used in buildings may be reflected in the choice of materials for boundary treatments for properties in the RFCA. In response to this, it is proposed to replace the dwarf wall with the same red brick as the host dwelling. It is considered that this choice of material will be in keeping with the building type and local character.

Further to this, it is considered that a replacement boundary treatment will improve the character and appearance of this section of the conservation area, therefore contributing positively to the overall RFCA. In light of this, it is considered that the design and the heritage impact is acceptable.

f. Conclusions

I trust this submission provides you with all the necessary information to determine the planning application. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,



Jade Ocampo
Assistant Planner

cc. Mr Alizade
Encl.