

Application ref: 2024/0209/P  
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Date: 24 July 2024

**Development Management**  
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City Planning Ltd  
Third Floor  
244 Vauxhall Bridge Road  
London  
SW1V 1AU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**6 Templewood Avenue**  
**London**  
**NW3 7XA**

Proposal:  
Repair and replacement of the boundary treatment; including replacement of gates, part replacement part retention of the gate pillars and repair of the dwarf wall to the front and side elevations.

Drawing Nos: CP-2023-19 E-01; CP-2023-19 E-10; CP-2023-19 E-20; CP-2023-19 P-10 (Rev A); CP-2023-19 P-20 (Rev A); Design and Access Statement received on 18th January 2024 (x 1 page); Cover Letter dated 18th January 2024.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: CP-2023-19 E-01; CP-2023-19 E-10; CP-2023-19 E-20; CP-2023-19 P-10 (Rev A); CP-2023-19 P-20 (Rev A); Design and Access Statement received on 18th January 2024 (x 1 page); Cover Letter dated 18th January 2024.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing wall, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

This building is described as a building which makes a positive contribution to the Redington/Frognaal Conservation Area in the Redington/Frognaal Conservation Area Appraisal. In there, it is described that "Quennell adopted a variety of styles for his houses ranging from restrained Arts and Crafts to more formal Neo-Georgian" and that "boundaries are brick walls and hedges."

The proposal seeks to repair and replace the boundary treatment; including replacement of gates, part replacement and part retention of the gate pillars and repair of the dwarf wall to the front and side elevations.

The original proposal was to replace the boundary wall and stone piers, however officers felt that it would be a total loss of original material and would contribute to a sustained erosion of original boundary treatments along the street.

Following officer advice and to overcome our concern, a revision was received to instead repair the boundary wall and replace the stone piers with an identical copy.

Another revision was received with regard to the proposed two metal gates (one on the side elevation on Templewood Avenue and one on the front elevation). The principal of replacing the gates with new units in an appropriately matching design and material (as detailed) is acceptable as the new gates would not be any taller than the existing.

The proposed replacement/repair of the gate pillars and repair of the boundary wall is not considered to result in harm to the character or appearance of the Conservation Area. The new gates would be the same material and scale so the impacts on the Conservation Area would remain unchanged. The hedge would also be retained.

Overall therefore, the proposed boundary treatment is considered to be sympathetic to the existing appearance of the host property in terms of design, location, size and materials, and would preserve the character and appearance of the building, streetscene and Redington/Frogna Conservation Area, and as such, is acceptable.

Due to the nature of the proposed works they are not considered to result in harm to the amenity of neighbouring occupants.

The site's planning and appeals history has been taken into account when coming to this decision. A comment was received from the Redington Frogna Neighbourhood Forum confirming that they would favour the use of timber rather than metal for the proposed gates. This has been addressed separately in the consultation summary. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Redington/Frogna 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 proposal is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017, as well as the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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).
- 3 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope  
Chief Planning Officer