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80-83 Long Lane
London, EC1A 9ET

Via Planning Portal Only

6th August 2024

Dear Sir/Madam

FULL PLANNING AND LISTED BUILDING CONSENT APPLICATION - THE TOWN & COUNTRY PLANNING ACT 1990

REMOVAL, REPLACEMENT AND REPAIR OF ROOF, DORMERS AND RAINWATER GOODS, FAÇADE CLEANING AND REPOINTING AND ASSOCIATED WORKS INCLUDING ERECTION AND REMOVAL OF SCAFFOLDING TO FACILITATE THE WORKS WITH ASSOCIATED TIE REPAIRS AND REPAIR/ REPLACEMENT OF WATER DAMAGED INTERNAL TREATMENTS AT 14 TEMPLEWOOD AVENUE, LONDON, NW3 7XA.

Please accept this covering letter as planning and design and access statement and accompaniment to this planning application to remove, replace and repair the existing roof and dormers and rainwater goods and associated works at 14 Templewood Avenue, London, NW3 7XA.

Please also find enclosed a completed application form, CIL questions form, a full set of existing and proposed plans, a method statement, detailed section drawings for the proposed works and a heritage statement.

The Site

The site comprises a grade two listed, detached, two storey building with basement and rooms in the roof, designed by Charles Quennell. The building is constructed of red brick and a pitched roof. Also within the site is a two-storey former coach house. The site is located in Redington and Froggnal Conservation Area. Opposite

the site is the grade II listed no.15 Templewood Avenue (also designed by Quennell). The surrounding area is dominated by large detached neo-Georgian houses with large front and rear landscaped gardens.

The site lies within a flood risk zone of 1 and is not identified as being at risk of surface water flooding, on the Environment Agencies Flood Risk Map for Planning. The site is in an area with a public transport accessibility level (PTAL) of 0.

Planning History

On the 17th of July 2024, a material minor amendment and listed building consent application was submitted (reference 2024/2954/P and 2024/2952/L) to vary condition 1 (approved plans) and removal of conditions 2 (time limit for implementation), 6 (Engineer details), and 7 (rose garden) of planning permission 2013/6912/P (as later amended by non-material amendment 2024/1436/P granted 15/05/2024) for; 'Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, reinstatement/ repair of boundary treatments, removal of car port and erection of cycle store, associated landscaping, and conversion from six self-contained flats to a dwelling house (Class C3)', namely to; erect a link to connect the coach house to the main house, reduce extent of basement excavation, modify the internal layout, remove approved front lightwell, make changes to fenestration, retain existing balcony and railings, retain existing dormer window and balcony to side elevation, make changes to the external staircase, and lower the ground floor level. The application is pending a decision.

On the 15th of May 2024, a non-material amendment application was granted (reference 2024/1436/P) to amend the description of development of planning permission 2013/6912/P to Excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, reinstatement/ repair of boundary treatments, removal of car port and erection of cycle store, associated landscaping, and conversion from six self-contained flats to a dwelling house (Class C3).

On the 15th of May 2020, a lawful development certificate (reference 2020/0699/P) was granted confirming that planning permission 2013/6912/P (for excavation works to provide a single basement floor level, side and rear extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping and conversion from 5 self-contained flats to a dwelling house) had been lawfully implemented.

On the 28th of December 2018, a discharge of condition application (reference 2018/6028/P) was granted to discharge condition 6 of planning permission 2013/6912/P.

On the 16th of December 2014, listed building consent was granted (reference 2014/1402/L) for internal alterations including removal of internal partitions and amendments to circulation.

On the 29th of April 2016, listed building consent was granted, subject to legal agreement, (reference 2013/6973/L) for alterations in connection with excavation works to provide single level basement floor, extensions at ground floor level, extension and alterations to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping, and works of conversion from five self-contained flats to a dwelling house (class C3).

On the 29th of April 2016, planning permission was granted, subject to legal agreement, (reference 2013/6912/P) for excavation works to provide single basement floor level, side and rear extensions at ground floor level, extension and alteration to coach house and other external alterations, removal of car port and erection of cycle store, associated landscaping and conversion from five self-contained flats to a dwelling house (Class C3).

On the 31st of January 2014, planning permission was granted (reference 2013/7774/P) for the conversion of six flats to a single family dwelling house following occupation of four new flats at 14/15 Collage Crescent. The permission was subject to legal agreement.

On the 7th of February 2011, planning permission was granted (reference 2010/4998/P) for the conversion of six flats to single family dwelling house (Class C3).

On the 21st of July 2010, listed building consent (reference 2010/2895/L) was granted for internal alterations related to the conversion of the building from 6 flats to a single dwelling house (class C3).

On the 7th of February 2011, planning permission was granted (reference 2010/4998/P) for the conversion of six flats to a single family dwelling house (Class C3).

On the 11th of January 2010, planning permission was refused (reference 2009/4648/P) for the conversion of 6 flats to a single dwelling house (Class C3).

On the 11th of January 2010, listed building consent was refused (reference 2009/4651/L) for the conversion of 6 flats to a single dwelling house (Class C3).

On the 12th of July 2006, listed building consent was granted (reference 2006/1758/L) for the erection of a single storey conservatory to the rear ground floor level of the existing flat.

On the 12th of July 2006, planning permission was granted (reference 2006/1757/P) for the erection of a single storey conservatory to the rear ground floor level of the existing flat.

On the 16th of September 2004, listed building consent was refused (reference 2003/1594/L) for the conversion of the loft to provide additional habitable accommodation for the second floor flat, including internal alterations and installation of 3 rooflights in the rear roof slope and 2 rooflights in the side roof slope.

On the 16th of September 2004, planning permission was refused (reference 2003/1594/L) for the conversion of the loft to provide additional habitable accommodation for the second floor flat, including internal alterations and installation of 3 rooflights in the rear roof slope and 2 rooflights in the side roof slope.

In April 1991, planning permission (reference 9100418) was granted for the change of use of and extension to the garage to provide a two-bedroom house.

In May 1956, planning permission (reference AR/TP.79332.NW) was granted for alterations and for the conversion of the property into six self-contained flats.

The Proposal

The proposal seeks to remove existing roof and wall finishes from the main roof and associated dormer windows, replace breather membranes and defective timbers whilst insulating between rafters and joists. The proposal also includes repairing/ reinstating lead work, reinstating/ repairing cast iron rainwater goods, repairs to chimneys, erection of temporary scaffolding and associated tie repairs and repairing internal treatments damaged by water ingress.

Planning Legislation and Policy:

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determinations under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

Section 16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 12 (achieving well designed places) and Section 16 (Conserving and enhancing the historic environment).

Local Planning Policy

For the purposes of this application, the adopted development plan for the London Borough of Camden comprises the London Plan (2021) and the Local Plan (2017). Camden's Supplementary Planning Guidance Documents are material planning considerations.

London Plan (2021)

D3: Delivering Good Design

D6: Housing Quality and Standards

HC1: Heritage Conservation Area and Growth

Local Plan (2017)

A1: Managing the impact of development

D1: Design

D2: Heritage

Redington and Frognal Neighbourhood Plan (2020)

SD2 – Redington and Frognal Conservation Area

SD4 – Sustainable Development and Redington and Frognal Character

Supplementary Planning Guidance Documents

Design (2021)

Home Improvements (2021)

Redington and Frognal Conservation Area Appraisal (2022)

Planning Analysis:

Design, visual, heritage and character impacts

Sections 16/66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

London Plan Policy D3 advocates making the best use of land by optimising the capacity of sites through a design led approach. Policy HC1 reiterates that development affecting heritage assets and their settings should conserve their significance by being sympathetic to the assets significance and appreciation in their surroundings.

Local Plan Policy D1 sets out that the Council will seek to ensure that all new development constitutes high quality design. Local Plan Policy D2 states that the Council will preserve and where appropriate enhance heritage assets including listed buildings and conservation areas. The policy continues to set out that the Council will not permit development that results in harm unless the public benefits of the proposal convincingly outweigh the harm.

Redington and Frognal Neighbourhood Plan Policies SD2 and SD4 set out that new developments must preserve or enhance the green garden suburb character and appearance of the conservation area.

The building is grade II listed, designed by Charles Quennell and constructed by George Washington in 1910/11. The building was listed in January 1990. The list description describes the building as:

“CAMDEN TQ2586SE TEMPLEWOOD AVENUE 798-1/15/1602 (South East side) No.14 GV II Large detached house. 1910-11. By CHB Quennell. Red brick with full height brick pilasters to angles supporting a moulded brick

cornice and 4 to central bay. Tiled hipped roofs with dormers and tall brick slab chimney-stacks. Symmetrical free Baroque design. 2 storeys and attics. Windows read 3:2:3:2:3. Central entrance bay and outer bays project. All windows are flush framed sashes with exposed boxing and gauged brick flat arches except the central 1st floor and central ground-floor which are round-arched to give Venetian window effect. Distyle-in-antis pedimented portico flanked by oculi. 1st floor has 2 narrow sashes flanking a round-arched sash the head of which breaks into the brick pediment carried on pilasters; windows with shaped brick aprons. INTERIOR: not inspected”

The Redington and Froggnal Conservation Area Appraisal describes the character of the area as large, detached houses with common architectural features of strong group value. These include Georgian style red brick buildings with decorated chimneys, brick quoins, projecting open porches with brick boundary walls and hedges.

The proposal is to carefully remove the existing roof tiles and dormer finishes, repair and/or replace any defective membranes and timbers, insulate between rafters and joists, clean tiles and replace. Any broken or damaged tiles are to be replaced with tiles from the parts of the coach house that has consent for removal or like for like replacements sought. Repair any damage to the chimneys, as required. The proposal also includes replacing the low quality felt roof finishes to the dormers with lead and replacing the existing glazed dormer. The proposed materials either match that of the existing or constitute an improved finish to that which currently exist.

The existing rainwater goods comprise a mix of uPVC and cast iron. The proposal is to remove uPVC components and replace with cast iron. The chimney pots and vents will be replaced/ repaired with like for like materials, if required. The existing water damaged internal ceilings and finishes will be repaired on a like for like basis. Plasterboard is also proposed in wet areas to protect the lath and plaster that will be kept in behind.

To enable the proposed works to be carried out scaffolding will be erected for a temporary period. Any ties to the building will be suitably repaired.

The proposal also enhances listed building through appropriate repair of the existing defective finishes and the replacement of unsympathetic finishes with more appropriate finishes. The proposal will ensure the longevity of the building and enhances the character and appearance of the listed building and the contribution it makes to the character and appearance of the conservation area.

The proposal accords with London Plan Policies D1, D2 and HC1, Camden Local Plan Policies D1 and D2 and Redington and Froggnal Local Plan Policies SD2 and SD4 and sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbour amenity impact

London Plan Policy D3 states that development should deliver appropriate outlook, privacy, and amenity for neighbours. Policy D6 seeks to ensure that new development achieves a good standard of amenity for all.

Local Plan Policy A1 seeks to protect the quality of light of neighbouring occupiers by only granting permission for development that would not harm amenity. This includes impacts such as overlooking, overbearing, light, outlook, sense of enclosure, light pollution and noise.

The site is bound by residential development to the north, south and east. The shared boundaries are well planted with established trees and hedges. The proposed works do not result in any increase in scale or mass of the building or overlooking impacts. The proposal accords with London Plan Policies D3 and D6 and Local Plan Policy A1.

Summary & Conclusion

As demonstrated within this letter and supporting documents, the proposed works are considered to improve the appearance of the building and the contribution it makes to the character and appearance of the conservation area. The proposal also enhances the listed building by replacing poor quality dormer roof materials with traditional lead work and uPVC rainwater goods with cast iron and improving the longevity of the building by repairing/ replacing defective materials on a like for like basis. The proposal would not harm highway safety, neighbour amenity or any trees of merit. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that planning permission and listed building consent is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully.

A handwritten signature in black ink, appearing to read 'Stuart Minty', written over a light grey rectangular background.

Stuart Minty
Director
SM Planning