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80-83 Long Lane  
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**Via Planning Portal Only**

4<sup>th</sup> October 2024

Dear Sir/Madam

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

**REPAIR AND REFURBISHMENT OF EXISTING HISTORIC WINDOWS AND REPLACEMENT OF MODERN TRIPARTITE WINDOWS IN FLANK ELEVATION AT 14 TEMPLEWOOD AVENUE, LONDON, NW3 7XA.**

Please accept this covering letter as an accompaniment to this listed building consent application to repair and refurbish existing windows at 14 Templewood Avenue, London, NW3 7XA.

Please also find enclosed a completed application form, a full set of existing and proposed plans 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 existing windows comprise a mix of original windows, historic replacement windows and modern replacement windows. The site is located in Redington and Frogna 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.

## **Planning History**

On the 13<sup>th</sup> of August, a planning and a listed building consent application (reference 2024/3436/L and 2024/3380/P) was submitted for alterations to existing roof including replacement of pitched side wing roof with flat roof with rooflight; replacement of all glazed and felt finish dormers to main house with lead dormers; erection of two new dormers to coach house and insertion of rooflight, extension of coach house roof. The application is pending a decision.

On the 17<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 28<sup>th</sup> 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 16<sup>th</sup> 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 29<sup>th</sup> 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 29<sup>th</sup> 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 31<sup>st</sup> 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 7<sup>th</sup> 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 21<sup>st</sup> 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 7<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 16<sup>th</sup> 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 16<sup>th</sup> 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 repair and refurbish existing historic windows, including replacing the glass with histoglass and replace the modern tripartite windows in the flank elevation with timber double glazed units.

## **Planning Legislation and Policy:**

### *Legislation*

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.

### *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. Section 16 (Conserving and enhancing the historic environment) is a material consideration in the determination of this application.

### *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

HC1: Heritage Conservation Area and Growth

### *Local Plan (2017)*

D1: Design

D2: Heritage

### *Redington and Frognal Neighbourhood Plan (2020)*

SD4 – Sustainable Development and Redington and Frognal Character

## 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.

London Plan 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 Policy 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 1999. 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 proposal is to repair and refurbish the existing original windows and historic replacement windows including replacing the glass with histoglass. The proposed repairs and refurbishment of the existing historic windows would increase their longevity whilst improving their appearance and thermal efficiency. The design of the original and historic window frames is such that the existing frames can be readily modified to accommodate the marginally thicker glazing panels, without materially altering the window profile or appearance. The existing window glazing does not make any meaningful contribution to the special interest of the building. The proposal would not materially alter the external appearance of the building and would preserve the contribution that the existing windows make to the special interest of the listed building.

The existing tripartite windows in the flank elevation comprise three modern white uPVC windows double glazed units (figure 1). The proposal is to replace these windows with double glazed timber units. The improved

materiality will improve the contribution the windows make to the appearance and interest of the building. The windows are not visible from public vantage points and the windows will be of a similar visual appearance in respect to shape, colour and frame size and therefore would not materially impact the external appearance of the building to the extent which would require planning permission.

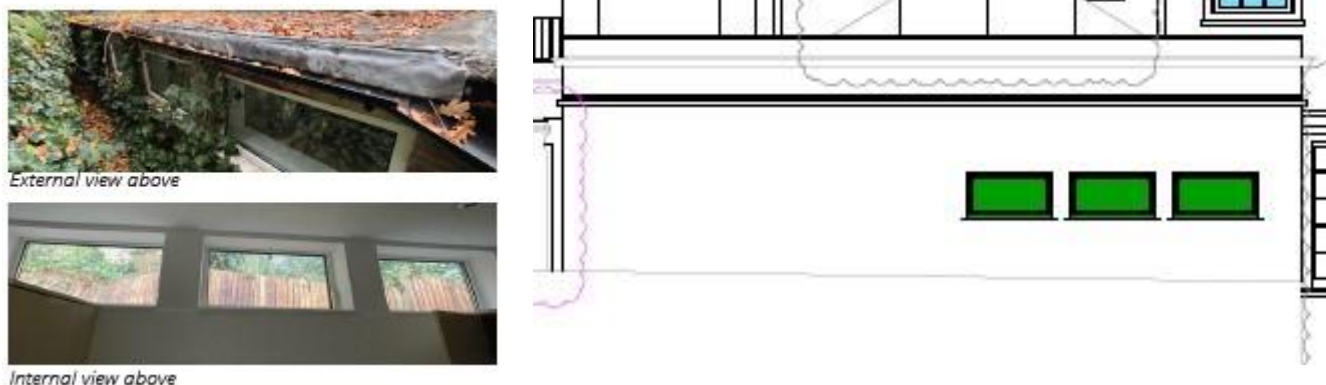


Figure 1: Existing internal and external photographs of the modern uPVC windows in the flank elevation (left) and extract from the proposed drawings showing the location of the windows in the flank elevation (right).

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

### **Summary & Conclusion**

As demonstrated within this letter and supporting documents, the proposal improves the appearance and longevity of the existing windows, whilst improving their thermal efficiency. The development fully accords with the development plan and national planning policy guidance, and it is respectfully requested that 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', is written over a light grey rectangular background.

**Stuart Minty**  
**Director**  
**SM Planning**