

Application ref: 2024/3436/L
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 9 January 2025

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Templewood Avenue
London
NW3 7XA

Proposal: Removal, repair and replacement of roof and dormer finishes. Repair and replacement of rainwater goods. Installation of roof, ceiling and dormer insulation and vapour control membrane and associated works including chimney repairs, repair/replacement of damaged timber and repair of water damaged internal finishes. Installation of replacement dormer windows.

Drawing Nos: 2320-PL-759, rev 0; 2320-PL-250, rev 0; 2320-PL-255, rev 0; 2320-PL-256, rev 0; 2320-PL-238, rev C; 2320-PL-321, rev C; Design and Access Statement prepared by SM Planning, 5/12/2024; Heritage Note prepared by Stephen Levrant Heritage Architecture Ltd, September 2024; Independent Inspection & Report on Clay tiled roof coverings prepared by Michael Kilbey Associates, 21/08/2024; Roofing methodology prepared by Livin Construction Ltd., 20/11/2024; Roofing methodology prepared by Wolff Architects, rev A, 8/09/2024; Diagnostic Report prepared by Pure Maintenance UK, 9/09/2024; Mould Survey Report prepared by Pure Maintenance UK

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

2320-PL-759, rev 0; 2320-PL-250, rev 0; 2320-PL-255, rev 0; 2320-PL-256, rev 0; 2320-PL-238, rev C; 2320-PL-321, rev C

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, the following details shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer specifications of the proposed roof level insulation, vapour control layer and breather membrane shall be submitted and approved in writing by the local planning authority.

b) Samples and specifications of the proposed new roof tiles, to be submitted and provided on site for inspection.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policies D1 and D2 in the Camden Local Plan.

Informative(s):

- 1 Reasons for granting consent:

The proposal relates to repairs and upgrades to the existing roof and dormer windows of the main house.

The scope of the proposed works to the roof has been amended and now aligns with good conservation practices and the existing quality roof tiles will be retained and reinstated, ensuring historic fabric is preserved. In accordance with the updated reroofing methodologies, the existing roof tiles will be carefully removed then consolidated and re-laid onto the primary roof slopes. New tiles, matched to the material, colour and dimensions, would be installed on the remaining slopes. The compatibility and specifications of the new clay tiles will be confirmed by a condition attached to this consent.

Dormers would be recovered in lead and hanging tiles with additional insulation provided. The existing double glazed uPVC dormer casement window would be replaced with new timber framed units with integrated leadwork to the external glazing to this joinery detail is maintained in line with the traditional architectural typology and detailing. Given the existing uPVC materiality of the dormer windows, the proposed units would present as a material enhancement of the existing condition.

The front elevation balcony is to be removed the lead roof reinstated which is a heritage benefit and enhancement.

The insulation, vapour control layer and breather membrane are expected to be compatible with traditional roofing construction and of a natural/permeable material to prevent the trapping of moisture and condensation. This material specification will also be confirmed by a condition attached to the consent.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections have been received. The site's planning history has been taken into account when making this decision

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer