

Application ref: 2024/2952/L
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Date: 20 March 2025

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Michael Burroughs Associates Limited
93 Hampton Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Templewood Avenue
London
NW3 7XA

Proposal:

Excavation works to lower part of existing basement floor and provide single basement floor level, extensions at ground floor level, extension and alterations to coach house and other external alterations including erection of link to connect the coach house to the main house, internal alterations, associated landscaping including reinstatement/repair of boundary treatments, and works of conversion from six self-contained flats to a dwelling house (Class C3).

Drawing Nos: Plans: 100, rev 0; 108, rev 0; 110, rev 0; 111, rev 0; 112, rev 0; 113, rev 0; 114, rev 0; 120, rev 0; 121, rev 0; 122, rev 0; 223, rev 0; 130, rev 0; 199, rev D; 200, rev F; 201, rev F; 202, rev H; 203, rev E; 204, rev F; 205, rev G; 206, rev D; 300, rev E; 301, rev D; 302, rev D; 303, rev F; 310, rev G; 311, rev D

Supporting information: Letter prepared by SM Planning, 16/07/2024; Heritage Report prepared by Stephen Levrant: Heritage Architecture Ltd., February 2025

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:

100, rev 0; 108, rev 0; 110, rev 0; 111, rev 0; 112, rev 0; 113, rev 0; 114, rev 0; 120, rev 0; 121, rev 0; 122, rev 0; 223, rev 0; 130, rev 0; 199, rev D; 200, rev F; 201, rev F; 202, rev H; 203, rev E; 204, rev F; 205, rev G; 206, rev D; 300, rev E; 301, rev D; 302, rev D; 303, rev F; 310, rev G; 311, rev D

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 Internal details

Before the relevant part of the work is begun, detailed drawings, manufacturers specifications, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority, including:

a) Architectural features

- Schedule of proposed architectural features with manufacturers specifications and plan, elevation and section drawings at a scale of 1:10 and details at 1:1 of all internal decorative features to be reinstated and/or introduced throughout, including:

- Ceiling roses and mouldings

- Cornices, Picture and Dado rails, Skirting and Architraves

- Wall Panelling - shown to match the detailed design of the historic panelling removed in the Entrance Gallery (as per the 2012 Photographs) and Dining Room (Baseline Heritage Statement Feb 2025 - Fig. 17)

b) Internal doors - Schedule of existing doors. Elevation and section drawings of all new internal doors proposed at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1, and manufacturer specifications provided for all hardware.

c) Fireplaces - Manufacturers specifications, materials, and plan, elevation and section drawings at a scale of 1:10 and details at 1:1 of all new chimneypieces to be reinstated, including replace surrounds, hearthstones, insets and grates,

specifically in the Dining Room, Family Lounge, Study, Entrance Gallery, Bedroom 1 and Bedroom 2.

d) Floor finishes - Schedule of existing and proposed flooring finishes. Plan showing associated proposed new materials with manufacturers specifications.

All above mentioned features should be matched to the existing condition, exact detail of removed, or be hierarchical and period appropriate in their design and scale to the associated location.

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

5 Reflected Ceiling Plans

Before the relevant part of the work is begun, Existing and Proposed Reflected Ceiling Plans showing the proposed new lighting layouts and decorative ceiling features, shall be submitted to and approved in writing by the local planning authority.

No recessed downlights are supported to be installed at GF or 1F where there is lath-and plaster and surface mounted fittings should be used.

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

6 Ensuite 2

Before the relevant part of the work is begun, plans and elevations showing the retention and relocated position of the marble wall tiles removed to allow for the new doorway, shall be submitted to and approved in writing by the local planning authority.

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

7 Service runs

Plans of service runs for the kitchen and all new bathrooms to be provided demonstrating the relationship of new pipework with the structure of the building, shall be submitted to and approved in writing by the local planning authority.

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

Informative(s):

- 1 The proposal relates to changes to an approved scheme under listed building consent 2013/6973/L dated 29/04/2016, which approved 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 six self contained flats to a dwelling house (Class C3).

The special interest of the building is derived from its design and grand proportions as a detached Edwardian residence, along with all surviving planform and detailing internally - which due to the losses to date, the remaining intact features have further enhanced significance as the last surviving examples, and also for its group value with other Quennell dwellings in the local area.

The additional works sought under this new listed building consent relate to internal changes to plan form, features, and joinery, the construction of a new link connecting the coach house and main building, and changes to the fenestration detail of the coach house.

The increased footprint (and third garage door) would specifically be used for bike storage and this integrated storage would then omit the approved free-standing storage structure on southern boundary, consolidating the amount of approved built-form in the front garden. The revised fenestration pattern as proposed would be more balanced than the approved details and aid to mitigate the adverse effects of the additional bulk. Overall, the increased scale to the approved coach house would be relatively modest and ensure this building remains as a secondary element to the main house and reflecting the architectural aesthetic of the main house. Condition 4 of planning permission 2024/2954/P would secure a sample panel to be submitted to and approved by the local planning authority in relation to works to the coach house.

The omission of the proposed approved front lightwell, following changes to the internal layout of the proposed approved basement, is also considered a heritage benefit.

In terms of internal changes, the proposed new door openings through historic fabric have been revised to reflect historic locations to minimise the loss of fabric. The design of the secondary stair, from first floor to second floor, would now match the 1929 historic arrangement and better reflect and hierarchy of the building.

Ensuite 2 will have a new door opening introduced which would impact the marble wall tiling. However the full historic bathroom suite will now be retained, and the tiles removed to create the new opening will be preserved and relocated.

The Bedroom 1 Ensuite will now be retained at its existing scale with no demolition of the historic partitions.

Council's Conservation Officer has reviewed the proposals and considers them acceptable. The scheme has been amended to better retain the surviving

historic fabric, planform, and features. Original plans have been used to better inform the scheme, and new openings and partitions would be relocated to historic locations or retained as existing to minimize further loss of fabric, and new features would be hierarchically appropriate. When compared to the approved and initiated works under the extant listed building consent, it is considered that the additional proposals would not cause harm to the significance of the building, and on balance, the effects of the new scheme would be neutral.

The site's planning history has been taken into account when making this decision.

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

- 2 As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy SD 6 of the Redington Frognal Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.
- 3 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer