

Ms Simoni Devetzi
Design West Planning Ltd
34 Blake Apartments
Hornsey
N8 7QF

Application Ref: **2017/4549/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 June 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Boncara
35 Templewood Avenue
London
NW3 7UY

Proposal: Excavation of new basement level; erection of 2 storey extension to south east corner of the site to join the south and east wings; erection of new lift/stairwell to the eastern elevation of the south wing up to third floor level, extension of south wing 3rd floor level; installation of car lift to east elevation; refurbishment of listed swimming pool and associated landscaping.

Drawing Nos: L01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, EX10, EX11, EX12, EX13, EX14, EX15, E01, E02, E03, E04, E05 (dated July 2017), E05 (dated October 2017), E06 (dated July 2017), E06 (dated October 2017), P00, P01 Revision 1, P02, P03, P04, P05, P06, S01, S02.

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: L01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, EX10, EX11, EX12, EX13, EX14, EX15, E01, E02, E03, E04, E05 (dated July 2017), E05 (dated October 2017), E06 (dated July 2017), E06 (dated October 2017), P00, P01 Revision 1, P02, P03, P04, P05, P06, S01, S02.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Full details of proposed repairs to the swimming pool.

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.

Informative(s):

- 1 Reasons for granting listed building consent.

The application proposes the addition of a 2-storey extension in between the two existing wings and the erection of a roof extension above the southern block. The existing house varies between 2 to 4 storeys and was constructed in the 1990's, wrapping around the Grade II Listed swimming pool which was originally built for the use of the Schreiber House (also Grade II Listed) before the garden was subdivided. The principal consideration in the determination of this application is the impact of the proposals on the setting and structural stability of the listed swimming pool.

The proposed roof extension would be set back and away from the swimming pool above the southern wing, and the south east infill extension would not be visible behind the pool when viewed from West Heath Road. The proposals would have limited visual impact and are not considered to cause harm to the setting of the

pool or its special character, given the existing arrangement of the building wrapping around it. Likewise, the proposals are not considered to cause harm to the setting of the adjacent Schreiber House.

The proposal includes repairs and restoration of the swimming pool and the partial reinstatement of the original grassy mound; which is welcomed by the Council and is considered a significant heritage gain. However, limited information has been provided so these details will be secured by conditional for approval from the Council prior to the commencement of works. The partial reinstatement of its originally grassy mound on the north side of the pool would be a positive alteration which would help to improve the setting of the pool and help to restore its original appearance from west Heath Road.

The submitted basement impact assessment (BIA) included an assessment of the impact of the excavations on the structural stability of the swimming pool. The basement floor would be L-shaped and would not extend beneath the pool; however, the works would involve underpinning a section of the existing swimming pool walls. Each underpin bay will be backfilled before the next one is dug to reduce the risk of any undermining of the swimming pool ground-bearing foundations. Campbell Reith have assessed the submitted details and confirmed the BIA complies with Camden's basement policy A5.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

Two objections were received and duly considered prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to 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 s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

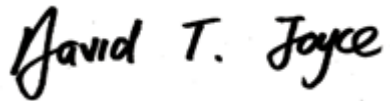
As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

- 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.
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning