

Application ref: 2018/1295/P
Contact: Laura Hazelton
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Date: 4 September 2019

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Ms Simoni Devetzi
Design West Planning
15 Emerson Apartments
Chadwell Lane
London
N8 7RF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Refused

Address:

Boncara
35 Templewood Avenue
London
NW3 7UY

Proposal: Demolition and relocation of the Grade II listed swimming pool to the north west of the garden, associated excavation of the garden level and ground floor/basement infill extension to the house.

Drawing Nos: D01, D02, D03, D04, D05, D06, D07, D08, D09, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, AP01, AP02, AP03, AP04, AP05, AP06, AP07, AP08, AP09, AP10, AP11, AP12, AP13, AP14, AP15, AP16, AP17, L01, EX01, EX02, EX03, EX04, EX05, EX06, EX07, EX08, EX09, EX10, EX11, EX12, EX13, EX14, EX15, EX16, P01, P02, P03, P04, P05, P06, P07, P08, P09, P10, P11, P12, P13; Design and Access Statement; Planning Statement; Existing fabric assessment/reinstatement methodology dated February 2018 by Purcell; "Desk study, ground investigation & basement impact assessment report for 35 Templewood Avenue, London, NW3 7UY" (BIA), dated 1 August 2018, job ref.no. P1019J1129, version final v1.2, issued by Jomas Associates Ltd; "Ground Movement Assessment" (GMA), dated 15 August 2018, job ref.no. P1019J1129/ps/rs/v4, issued by Jomas Associates Ltd; "Structural Methodology Statement for Basement Development" (SMS), dated 27/07/2018, issue P3, document no. 16.848-RP-02, issued by Barrett Mahony Consulting Engineers; "Desk study, ground investigation, basement impact assessment & ground movement assessment report for 35 Templewood Avenue, London, NW3 7UY" (BIA), dated 8 November 2018, job ref.no. P1019J1129, version final v2, issued by Jomas Associates Ltd; "Structural Methodology Statement for Basement Development" (SMS), dated 09/11/2018, issue P4, document no. 16.848-RP-02, issued by Barrett Mahony Consulting Engineers.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reasons for Refusal

- 1 The proposed demolition, relocation and facsimile reconstruction of the Schreiber swimming pool would cause substantial harm to the significance of the swimming pool and Schreiber House by way of the loss of historic fabric and the loss of the axial relationship between the two buildings, and harm to the conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 2 The applicant has failed to demonstrate, by way of a suitably comprehensive Basement Impact Assessment, that the proposed basement works would not cause harm to the structural stability of the building and neighbouring properties and avoid adversely affecting drainage and run-off or causing other damage to the water environment, contrary to policy A5 (Basements) of the Camden Local Plan (2017).
- 3 The proposed development, in the absence of a legal agreement securing an Approval in Principle Report and appropriate financial contribution required to secure an approval in principle would fail to mitigate the impact of the basement works on the adjacent public highway contrary to policies T3 (Transport Infrastructure) and DM1 (Delivery and monitoring) of the London Borough of Camden Local Plan 2017.
- 4 The proposed development, in the absence of a legal agreement to secure an appropriate financial contribution towards public highway works, would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies T1 (Prioritising walking, cycling and public transport), T3 (Transport Infrastructure), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.
- 5 The proposed development, in the absence of a legal agreement to secure a financial contribution to cover the cost of the change to the Traffic Management Order in relation to the relocated crossover would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies T1 (Prioritising walking, cycling and public transport), T3 (Transport Infrastructure), A1 (Managing the impact of development) and DM1 (Delivery and monitoring) of London Borough of Camden Local Plan 2017.
- 6 The proposed development, in the absence of a legal agreement to secure a construction management plan, and an appropriate financial contribution towards implementation support, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies G1 (Delivery and location of growth), A1 (Managing the impact of development), T3 (Transport Infrastructure), T4 (Sustainable movement of goods and materials), DM1 (Delivery and monitoring), A4 (Noise and Vibration) and CC4 (Air quality) of the London Borough of Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer