

Application ref: 2018/3816/L
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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent (Demolition) 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** listed building consent for the following reason(s):

Reason 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, contrary to policy D2 (Heritage) of the 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 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer