

Application ref: 2020/1115/L
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Date: 16 June 2022

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

Savills
33 Margaret Street
London
W1G0JD

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: Demolition of existing dwelling house and erection of new 3 storey single dwelling house with basement. Refurbishment of retained Listed swimming pool. Creation of a new vehicular access to proposed basement level via West Heath Road. Associated landscaping including reinstatement of earth mound around retained swimming pool building.

Drawing Nos:

Existing drawings:

TAV- LGA- ZZ- 00- DR- A- 0100; TAV- LGA- ZA- 00- DR- A- 0101; TAV- LGA- ZA- 00- DR- A- 0110; TAV- LGA- ZA- 01- DR- A- 0111; TAV- LGA- ZA- 02- DR- A- 0112; TAV- LGA- ZA- 03- DR- A- 0113; TAV- LGA- ZA- B1- DR- A- 0120; TAV- LGA- ZA- ZZ- DR- A- 0160; TAV- LGA- ZA- ZZ- DR- A- 0161; TAV- LGA- ZA- ZZ- DR- A- 0162; TAV- LGA- ZA- ZZ- DR- A- 0163; TAV- LGA- ZA- ZZ- DR- A- 0170; TAV- LGA- ZZ- ZZ- DR- A- 0171; TAV- LGA- ZA- ZZ- DR- A- 0172; TAV- LGA- ZZ- ZZ- DR- A- 0173; TAV- LGA- ZA- ZZ- DR- A- 0174; TAV- LGA- ZZ- ZZ- DR- A- 0175; TAV- LGA- ZA- ZZ- DR- A- 0176; TAV- LGA- ZZ- ZZ- DR- A- 0177;

Demolition drawings

TAV- LGA- ZA- ZZ- DR- A- 0180; TAV- LGA- ZA- ZZ- DR- A- 0181; TAV- LGA- ZA- ZZ- DR- A- 0182; TAV- LGA- ZA- ZZ- DR- A- 0183; TAV- LGA- ZA- ZZ- DR- A- 0184;

Listed Building Works

TAV- LGA- ZA- ZZ- DR- A- 0190; TAV- LGA- ZA- ZZ- DR- A- 0191; TAV- LGA- ZA- ZZ- DR- A- 0192; TAV- LGA- ZA- ZZ- DR- A- 0193; TAV- LGA- ZA- ZZ- DR- A- 0194; TAV- LGA- ZA- ZZ- DR- A- 0195; TAV- LGA- ZA- ZZ- DR- A- 0196; TAV- LGA- ZA- ZZ- DR- A- 0197;

Proposed drawings:

TAV- LGA- ZA- 00- DR- A- 0200; TAV- LGA- ZA- 00- DR- A- 0201; TAV- LGA- ZA- 00- DR- A- 0202; TAV- LGA- ZA- 00- DR- A- 0210; TAV- LGA- ZA- 01- DR- A- 0211; TAV- LGA- ZA- 02- DR- A- 0212; TAV- LGA- ZA- 03- DR- A- 0213; TAV- LGA- ZA- B1- DR- A- 0220; TAV- LGA- ZA- B1- DR- A- 0221; TAV- LGA- ZA- B2- DR- A- 0222; TAV- LGA- ZA- 00- DR- A- 0203; TAV- LGA- ZA- XX- DR- A- 0600; TAV- LGA- ZA- XX- DR- A- 0601; TAV- LGA- ZA- XX- DR- A- 0602; TAV- LGA- ZA- ZZ- DR- A- 0603; TAV- LGA- ZA- ZZ- DR- A- 0604; TAV- LGA- ZA- ZZ- DR- A- 0700; TAV- LGA- ZA- ZZ- DR- A- 0701; TAV- LGA- ZA- ZZ- DR- A- 0702; TAV- LGA- ZA- ZZ- DR- A- 0703; TAV- LGA- ZA- ZZ- DR- A- 0704; TAV- LGA- ZA- ZZ- DR- A- 0705; TAV- LGA- ZA- ZZ- DR- A- 0706; TAV- LGA- ZA- ZZ- DR- A- 0707; TAV- LGA- ZA- ZZ- DR- A- 0750; TAV- LGA- ZA- ZZ- DR- A- 0752; TAV- LGA- ZA- ZZ- DR- A- 0754; TAV- LGA- ZA- ZZ- DR- A- 0756; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0800; TAV- LGA- ZA- ZZ- DR- A- 0801; TAV- LGA- ZA- ZZ- DR- A- 0802; Access visibility splays ref: 4038 004; Replacement planting plan dated October 2020.

Documents: Desk Study, Ground Investigation, Basement Impact Assessment & Ground Movement Assessment Report" (Geotechnical Report), 12 August 2020, job ref. no. P1019J1129, version 3.5, Jomas Associates Ltd; Structural Engineering Planning Report" (Structural Report), June 2020, Revision 1, job ref. no. 28585, Price & Myers; Planning Statement prepared by Savills (undated); Design and Access Statement prepared by Lyndon Goode Architects v.1.1 dated February 2020; Daylight & Sunlight Assessment prepared by eb7 dated 26 February 2020; Environmental Noise Survey /Acoustic Design Statement prepared by Emtec dated 12 January 2020; Transport Statement prepared by Caneparo Associates dated February 2020; Draft Construction Management Plan prepared by Caneparo Associates; Archaeological Desk Based Assessment prepared by RPS dated February 2020; Heritage Statement prepared by Bidwells dated February 2020; Outline schedule of works to existing swimming pool dated 26/02/2020; Arboriculture Report prepared by Landmark Trees dated 26 February 2020; Life Cycle Analysis prepared by Peter Deer Associates dated February 2020; Utilities Statement prepared by Peter Deer Associates dated February 2020; Energy and Sustainability Statement prepared by Peter Deer Associates dated February 2020.

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:

Demolition drawings

TAV- LGA- ZA- ZZ- DR- A- 0180; TAV- LGA- ZA- ZZ- DR- A- 0181; TAV- LGA- ZA- ZZ- DR- A- 0182; TAV- LGA- ZA- ZZ- DR- A- 0183; TAV- LGA- ZA- ZZ- DR- A- 0184;

Listed Building Works

TAV- LGA- ZA- ZZ- DR- A- 0190; TAV- LGA- ZA- ZZ- DR- A- 0191; TAV- LGA- ZA- ZZ- DR- A- 0192; TAV- LGA- ZA- ZZ- DR- A- 0193; TAV- LGA- ZA- ZZ- DR- A- 0194; TAV- LGA- ZA- ZZ- DR- A- 0195; TAV- LGA- ZA- ZZ- DR- A- 0196; TAV- LGA- ZA- ZZ- DR- A- 0197;

Proposed drawings:

TAV- LGA- ZA- 00- DR- A- 0200; TAV- LGA- ZA- 00- DR- A- 0201; TAV- LGA- ZA- 00- DR- A- 0202; TAV- LGA- ZA- 00- DR- A- 0210; TAV- LGA- ZA- 01- DR- A- 0211; TAV- LGA- ZA- 02- DR- A- 0212; TAV- LGA- ZA- 03- DR- A- 0213; TAV- LGA- ZA- B1- DR- A- 0220; TAV- LGA- ZA- B1- DR- A- 0221; TAV- LGA- ZA- B2- DR- A- 0222; TAV- LGA- ZA- 00- DR- A- 0203; TAV- LGA- ZA- XX- DR- A- 0600; TAV- LGA- ZA- XX- DR- A- 0601; TAV- LGA- ZA- XX- DR- A- 0602; TAV- LGA- ZA- ZZ- DR- A- 0603; TAV- LGA- ZA- ZZ- DR- A- 0604; TAV- LGA- ZA- ZZ- DR- A- 0700; TAV- LGA- ZA- ZZ- DR- A- 0701; TAV- LGA- ZA- ZZ- DR- A- 0702; TAV- LGA- ZA- ZZ- DR- A- 0703; TAV- LGA- ZA- ZZ- DR- A- 0704; TAV- LGA- ZA- ZZ- DR- A- 0705; TAV- LGA- ZA- ZZ- DR- A- 0706; TAV- LGA- ZA- ZZ- DR- A- 0707; TAV- LGA- ZA- ZZ- DR- A- 0750; TAV- LGA- ZA- ZZ- DR- A- 0752; TAV- LGA- ZA- ZZ- DR- A- 0754; TAV- LGA- ZA- ZZ- DR- A- 0756; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0758; TAV- LGA- ZA- ZZ- DR- A- 0800; TAV- LGA- ZA- ZZ- DR- A- 0801; TAV- LGA- ZA- ZZ- DR- A- 0802; Access visibility splay ref: 4038 004; Replacement planting plan dated October 2020.

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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) Details of restoration of existing pool glazed dome, skylight and all other glazing by specialist, indicating retention of all glass.

b) Sample of internal and external finish of infilled sections of pool wall to be supplied in situ.

c) Elevation, sections and plan of new internal and external doors to pool building at 1:20.

d) Sections and plan of new pool flooring, including hatch, substructure and joints with historic fabric.

e) A 1m² in-situ sample of the blue brickwork for changing room and pool exterior and boundary wall, pointed and dry.

f) Non-schematic drawings showing pool building's ventilation and heating systems, penetrations and positions.

g) Detailed drawings of the new vehicular entrance gates showing junction with existing wall.

h) 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.

- 5 The Grassy mound surrounding the listed swimming pool shall be installed prior to occupation of the dwellinghouse and permanently retained as shown on the approved drawings.

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.

- 6 A strategy for salvage of the tiles that are to be removed to provide new openings within the listed swimming pool, including methodology for careful removal and their retention for future reuse on the site for repairs and maintenance, shall be submitted to and approved in writing by the local planning authority prior to commencement of any works on the relevant parts. The work shall only proceed in accordance with such strategy and the salvaged tiles shall be retained and stored on site and shall not be used for any other purpose than has been agreed.

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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer