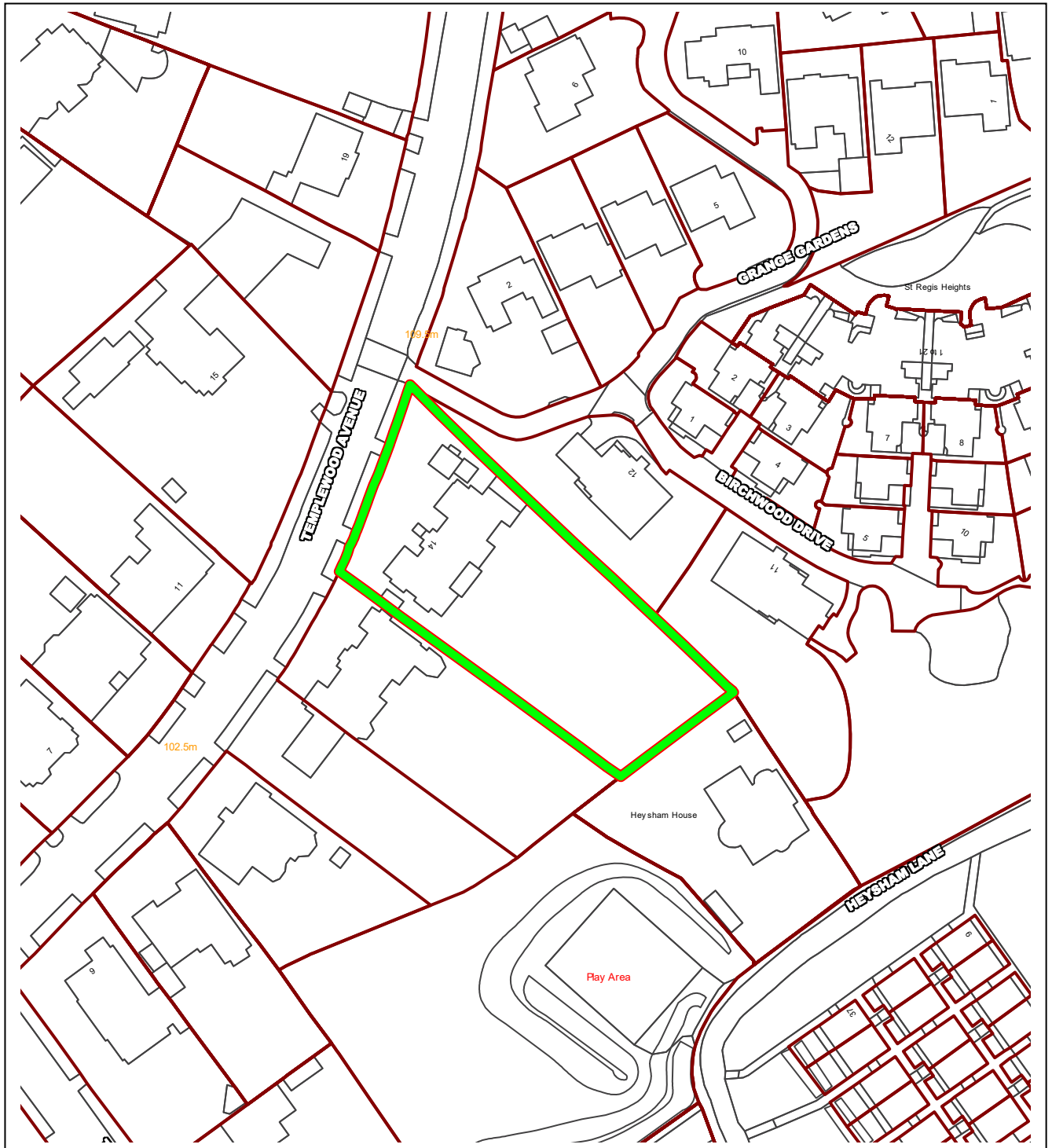


2026/2315/P & 2026/2358/L - 14



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Figure 1: Aerial view of the site (Source: Google)



Figure 2 Looking northwest towards the northeast flank of the site (Source: submitted documents)



Figure 3 Looking southeast along the northeast flank of the site, showing the existing foundation element of the now-demolished outbuilding in the same general area as the proposed outbuilding (Source: submitted documents)



Figure 4 Rear elevation of the application building (Source: submitted documents)



Figure 5 Looking southeast towards the end of the rear garden (Source: submitted documents)

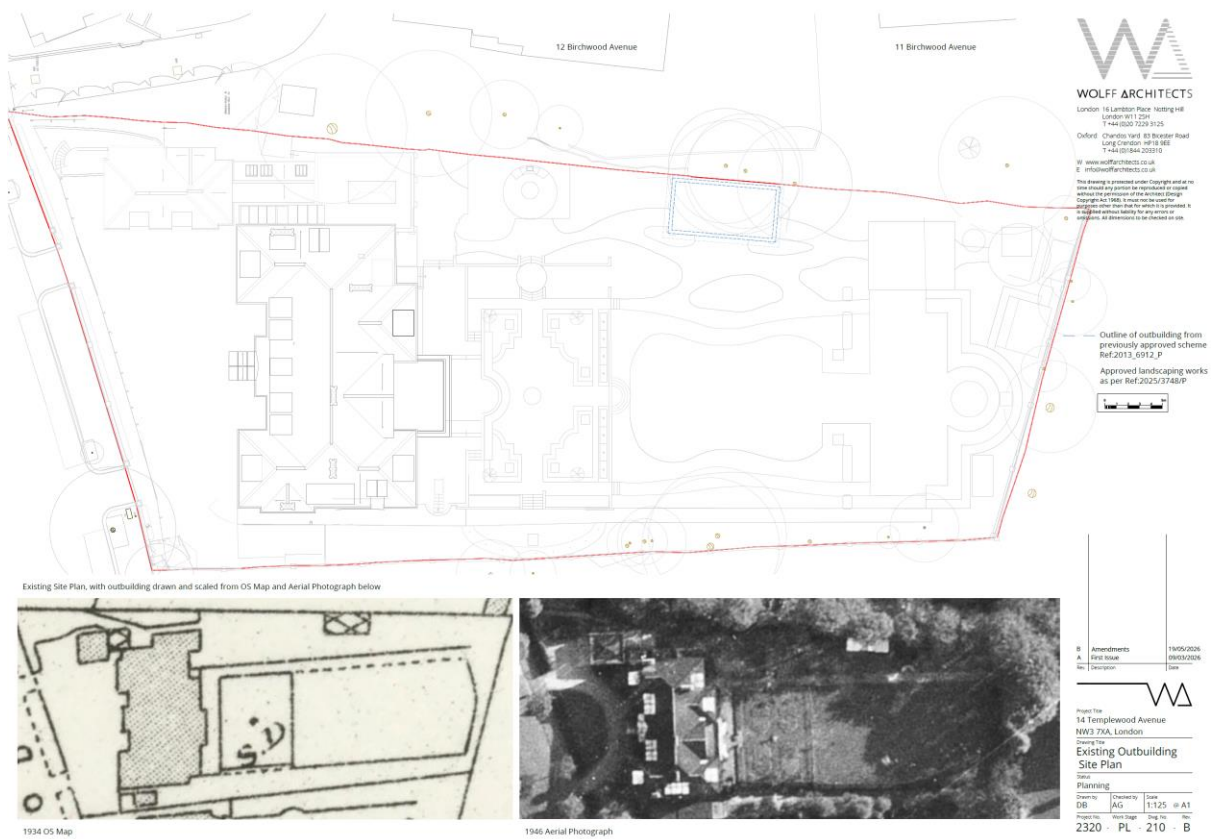


Figure 6 Site plan with the proposed outbuilding outlined in blue (Source: submitted documents)

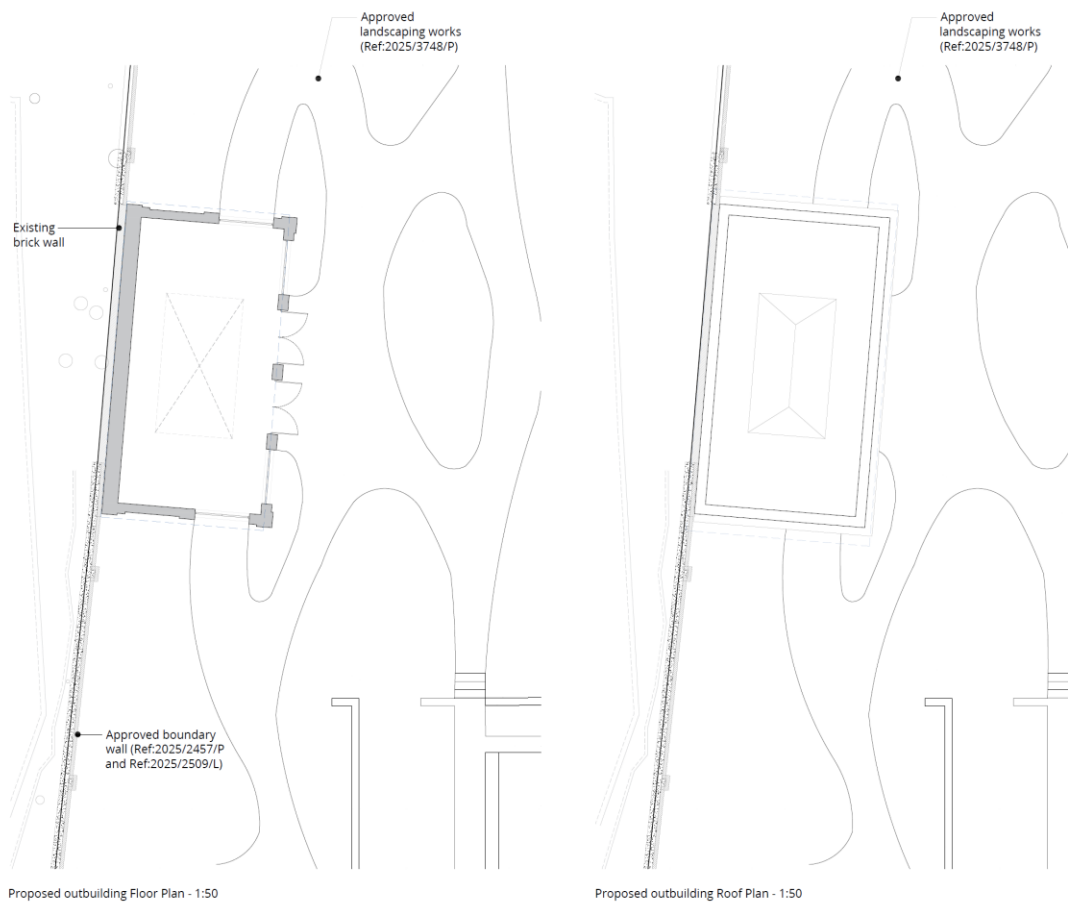


Figure 7 Proposed outbuilding floor plan and roof plan (Source: submitted documents)

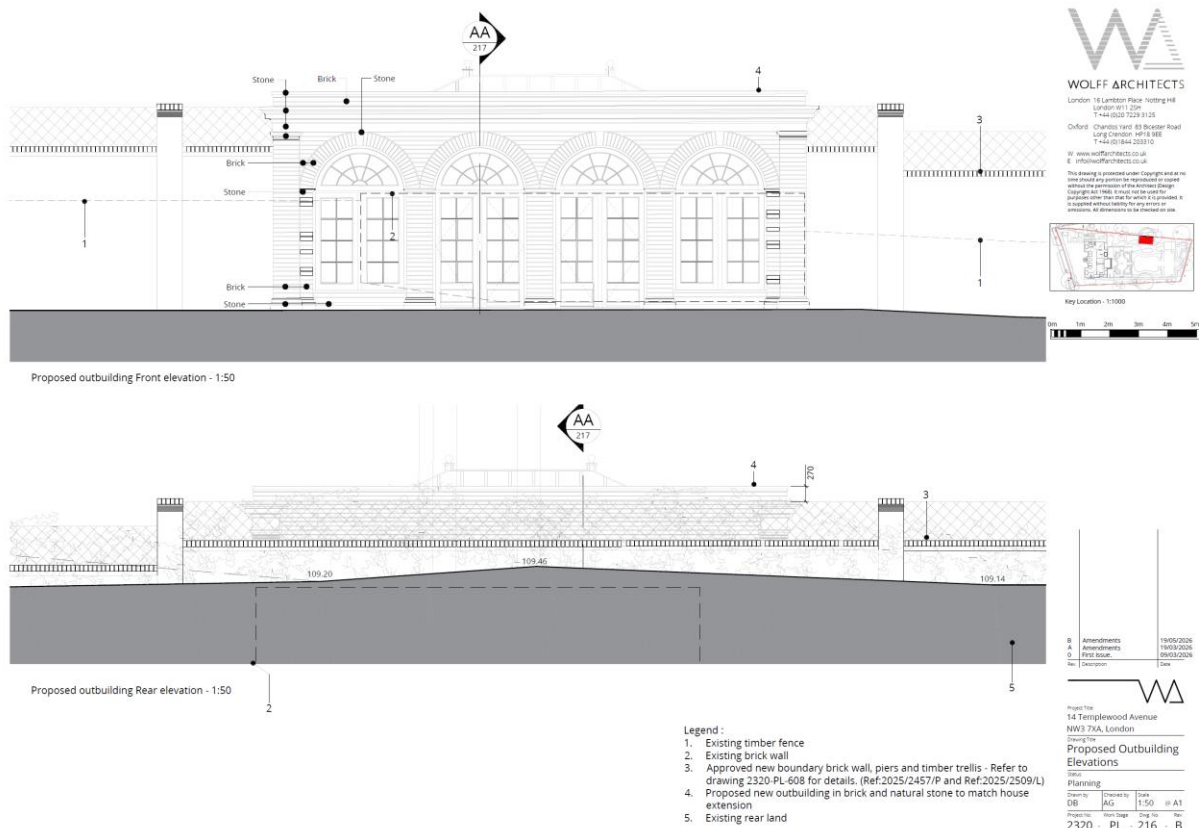


Figure 8 Proposed front and rear elevation of the outbuilding (Source: submitted documents)

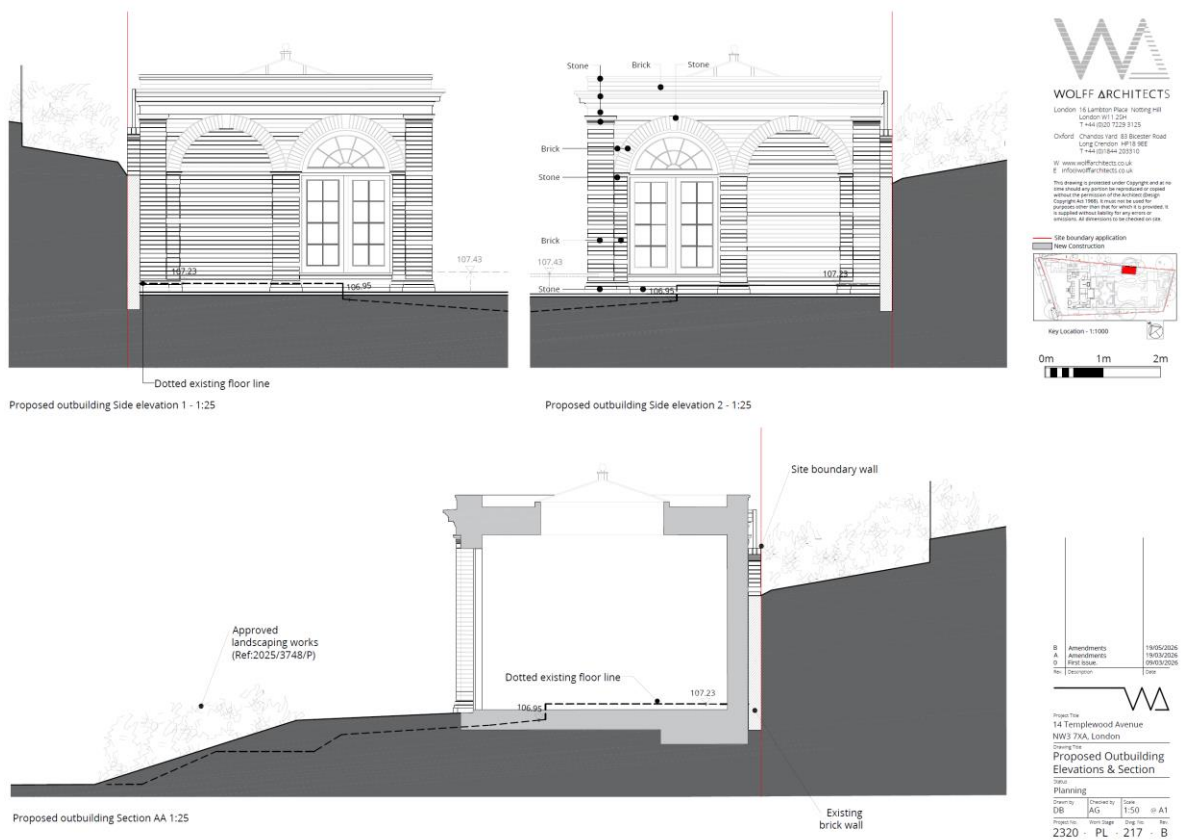


Figure 9 Proposed side elevations and section of the outbuilding (Source: submitted documents)

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	i) 04/08/2026 ii) 04/08/2026
		N/A / attached	Consultation Expiry Date:	i) 12/07/2026 ii) 12/07/2026
Officer			Application Number(s)	
Gary Wong			i) 2026/2315/P ii) 2026/2358/L	
Application Address			Drawing Numbers	
14 Templewood Avenue London NW3 7XA			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i) Erection of an orangery/outbuilding in the rear garden. ii) Erection of an orangery/outbuilding in the rear garden.				
Recommendation(s):	i) Granted conditional planning permission ii) Grant listed building consent			
Application Type:	i) Householder Application ii) Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<u>For both householder application and listed building consent:</u> Site notices were displayed on 12/06/2026 and expired on 06/07/2026. Press notice was published on 18/06/2026 and expired on 12/07/2026. No consultation response was received from local residents.			
Redington Frognal Neighbourhood Forum	An objection was received from Redington Frognal Neighbourhood Forum:			
	<u>Design and heritage impact</u> - Heritage & Listed Building Impact: The proposed orangery is a taller, larger, permanent brick building and not a faithful historic reconstruction. It harms the setting of the Grade II listed building. - Diminishing openness to rear garden: The development introduces unnecessary permanent built form into a spacious rear garden, failing to preserve the local character, townscape, and landscape setting protected by neighbourhood planning policies. It erodes the open garden-suburb character of the Conservation Area. <u>Biodiversity impact</u> - Lack of Biodiversity Enhancements: It replaces undeveloped garden habitat with hardstanding without offering biodiversity net gain, ecological planting, or canopy expansion. Additionally, it imposes ongoing pruning demands on existing trees (T54–T59). - Light Pollution & Wildlife Harm: Lacks a lighting assessment and strategy, risking adverse impacts on nocturnal wildlife (such as bats) by introducing light spill into an unlit green corridor. <i>Officer's response:</i> <u>Design and heritage impact</u> - The proposed scale, design and materials are assessed and considered acceptable. - The application site benefits from a substantial rear garden and the proposed outbuilding is considered subordinate to the site and would not undermine the openness of the rear garden. <u>Biodiversity impact</u> - No trees are proposed for removal and the submitted Arboricultural Impact Assessment has been reviewed. The impact of the scheme on the trees to be retained will be of an acceptable level, provided tree protection and site monitoring details concerning excavation works in the root zone of adjacent trees, are secured by condition. The pre-commencement condition has been agreed by the applicant. - No external lights are included to the proposed outbuilding. Whilst glazing is proposed to the front and side of the outbuilding, the extent of glazing is considered appropriate in size in relation to the substantial size of the rear garden, therefore a light assessment would not be required. Any use of internal lighting would not subject to planning control and such matters would be addressed by separate legislation.			

Site Description

The application building at 14 Templewood Avenue is listed as Grade II on the National Heritage List for England (No. 1378974) and is located in the Redington/Frogna Conservation Area. The red brick detached house was constructed c.1910-11 to designs by CHB Quennell and W. Hart with symmetrical elevations - using red brick, roof tiles, and white timber framed joinery. The subject property has group value as one of a number of buildings located in West Hampstead and the Redington/Frogna Conservation Area that Quennell and Hart worked on from the late 19th and early 20th centuries.

Relevant History

Application site

2026/1735/P & 2026/2479/L - Erection of new boundary treatment to site frontage; erection of new bin store to front yard.
– **Pending decision**

2025/2457/P & 2025/2509/L - Demolition and replacement of the existing side (north east) and rear (east) boundary walls.
– **Granted planning permission and listed building consent on 02/10/2025**

2025/1844/P & 2025/2118/L - Removal of the existing condenser unit in the garden on south facing elevation and installation of a new unit within an acoustic enclosure at the end of the rear garden, installation of a service route/trench connecting the proposed new unit to the consented basement and associated works. – **Granted planning permission and listed building consent on 13/02/2026**

2024/3380/P - Installation of timber frame to replace existing uPVC dormer windows. – **Granted planning permission on 09/01/2025**

2024/3436/L - Removal, repair and replacement of roof and dormer finishes. Repair and replacement of rainwater goods. Installation of roof, ceiling and dormer insulation and vapour control membrane and associated works including chimney repairs, repair/replacement of damaged timber and repair of water damaged internal finishes. Installation of replacement dormer windows. – **Granted listed building consent on 09/01/2025**

2013/6912/P - Excavation works to provide single basement floor level, side and rear 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 conversion from five self-contained flats to a dwelling house (Class C3). – **Granted planning permission in planning committee on 29/04/2016**

2013/6973/L - 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 five self contained flats to a dwelling house (Class C3).. – **Granted listed building consent in planning committee on 29/04/2016**

Neighbouring sites

6 Templewood Avenue

2018/3304/P - Erection of single storey garden outbuilding. – **Granted planning permission on 11/09/2019**

Relevant policies

National Planning Policy December Framework (2024) (Amended 2025)

Draft National Planning Policy December Framework (2025)

The Government published a draft revised National Planning Policy Framework (NPPF) in December 2025, which is currently out for public consultation until 10 March 2026 and is therefore not yet adopted policy. As an emerging national policy document, the draft NPPF may be afforded material consideration in decision-making, though only limited weight at this stage. It is not considered that there are any material differences between the draft and current NPPF in relation to this planning application.

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- A2 Open space
- A3 Biodiversity
- A4 Noise and vibration
- D1 Design
- D2 Heritage

Redington Frognal Neighbourhood Plan 2021

- SD1 Refurbishment of existing building stock
- SD2 Redington Frognal Conservation Area
- SD4 Redington Frognal Character
- SD5 Dwellings: Extensions and garden development
- BG1 Gardens and ecology
- BG2 Tree planting and preservation
- BG3 Lighting

Camden Planning Guidance:

- CPG Amenity (Jan 2021)
- CPG Design (Jan 2021)
- CPG Biodiversity (March 2018)
- CPG Home Improvements (Jan 2021)
- CPG Trees (March 2019)

Redington Frognal Conservation Area Character Appraisal and Management Plan 2022

Proposed Submission Draft Camden Local Plan (DCLP)

The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The examination of the draft Local Plan is currently ongoing, and hearings were held from 19 May 2026 to 11 June 2026.

Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.

The Proposed Submission Draft Camden Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

Assessment

1. The proposal

- 1.1. The applicant is seeking permission for the erection of an orangery/outbuilding in the rear garden.
- 1.2. The proposed outbuilding would be approx. 3.78m in height, 5.31m in depth and 9.2m in width. It would have a traditional design using brick and stone. The outbuilding would be erected in the middle section along the northeast boundary where foundation element still remains from the previously demolished outbuilding.

2. Assessment

- 2.1. The material considerations for this application are as follows:

3. Design and heritage
4. Amenity
5. Tree and biodiversity
6. Biodiversity net gain (BNG)

7. Design and heritage

Policy context

- 7.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 advises the Council will preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 7.2. Policy SD1 of the Redington Frognal Neighbourhood Plan advises redevelopment or extensions to the existing building stock should avoid adverse impacts on biodiversity and wildlife habitat, including through loss of garden space. Policy SD2 mentions new developments must preserve or enhance the green garden suburb character

and appearance of the conservation area. Policy SD4 states that development, including redevelopment, should complement the distinctive character of the Redington Frognaal area and the immediate site context. Policy SD5 advises extensions to existing buildings, including outbuildings and swimming pools, should be designed to complement the character of the original building and context.

- 7.3. CPG Home Improvements states that development in rear gardens should ensure the siting, location, scale and design has a minimal visual impact on, and is visually subordinate within, the host garden. It should not detract from the open character and garden amenity of neighbouring gardens and the wider surrounding area, ensure the position will not harm existing trees and their roots, and use materials which complement the host property and the overall character of the surrounding garden area.

Assessment

- 7.4. The proposed outbuilding, whilst having a substantial scale, would still appear subordinate to the host building, the rear garden and the site given its considerable plot size. Measuring from the submitted site plan, the rear garden space would be approx. 1,319sqm and the proposed outbuilding would be approx. 48.85sqm, occupying approx. 3.7% of the existing garden space. It would be installed mostly above the remaining foundation from the last demolished outbuilding, abutting the middle section of the northeast boundary. It is also noted the neighbouring properties also benefit from rear gardens in generous sizes. Given the site's plot size, proposed scale and installation location of the outbuilding, it is not considered there would be adverse impact on the openness character of the rear gardens at the application site and the neighbouring properties and the Redington Frognaal Conservation Area.
- 7.5. The proposed outbuilding would be built with brick and stone which are traditional materials sympathetic to the character and appearance of the host building and the neighbouring properties. The detailed design and use of materials would help the bulk of the outbuilding blend in into the setting of the host listed building and the surrounding development. Therefore it is considered the resulting visual impact on the host listed building and the Redington Frognaal Conservation Area would be acceptable.
- 7.6. The council has had special regard to the desirability of preserving the character and appearance of the Area, and the listed building, its setting, and its special interest.
- 7.7. Overall, the proposal would preserve the character and appearance of the host listed building and the Redington Frognaal Conservation Area and comply with policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1, SD2, SD4 and SD5 of the Redington Frognaal Neighbourhood Plan 2021.

8. Amenity

- 8.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 will seek to ensure that noise and vibration is controlled and managed.
- 8.2. The proposed outbuilding would abut the northeast boundary which is shared with 11 and 12 Birchwood Drive. Applications 2025/2457/P and 2025/2509/L granted planning permission and listed building consent for replacement of the side (north east) and rear (east) boundary walls including trellis on top. It is noted that the application site is on a lower ground level than these two neighbours at 11 and 12 Birchwood Drive and the proposed outbuilding would rise above the consented trellis atop the brick wall by approx. 0.27m. The rear of these two neighbouring properties would be approx. 9.97-16.5m away from the proposed outbuilding. It is seen that there are existing shrubs and mature trees along the northeast boundary which would help screen the proposed outbuilding from the neighbours at 11 and 12 Birchwood Drive (fig.1). Therefore it is not considered the proposed outbuilding would cause harm on overbearing impact, loss of light or outlook to the neighbouring properties.



Figure 1 The northeast flank of the site with shrubs and mature trees adjacent to 11 and 12 Birchwood Drive

- 8.1. The proposed outbuilding would be on a lower ground level and would not have any windows fronting the neighbours at 11 and 12 Birchwood Drive. Therefore there would be no adverse impact on privacy.
- 8.2. The proposed outbuilding is expected to be ancillary to the residential use of the main house by the household occupants. A condition would be attached to ensure the outbuilding use would remain incidental.
- 8.3. Overall, the amenity impact in terms of overbearing impact, loss of light, outlook, privacy and noise disturbance is considered acceptable and in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

9. Tree and biodiversity

- 9.1. Policy A2 of the London Borough of Camden Local Plan 2017 advises that the Council will protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure. Policy A3 states that the Council will protect and enhance sites of nature conservation and biodiversity.
- 9.2. Policy BG1 of the Redington Froggnal Neighbourhood Plan advises open/unbuilt area within development sites should be designed to enhance their ecological, wildlife and residential amenity values. Policy BG2 mentions trees should be retained and incorporated in any development. Development should protect trees that are important to biodiversity, rear garden tree corridors, local character and/or the conservation area. Policy BG3 states that external lighting within development sites should have no significant impact on wildlife or local amenity.
- 9.3. The proposed outbuilding would be mostly built on the remaining foundation element of the last demolished structure in the same general area (fig.2). It is seen that the foundation element includes hard standing with stones. Therefore it is not considered the proposed outbuilding would result in undue loss of green garden space nor biodiversity on site.



Figure 2 Remaining foundation element of the now-demolished outbuilding in the same general area as the proposed outbuilding

- 9.4. An arboricultural impact assessment has been submitted and reviewed by the Council's Tree and Landscaping Officer. No trees are proposed for removal in order to facilitate the development and the impact of the scheme on the trees in the neighbouring rear gardens will be of an acceptable level. A pre-commencement condition would be attached to secure tree protection and site monitoring details ensuring the impact on trees will be managed appropriately prior to the commencement of works on site.
- 9.5. No external lighting is included in the proposed outbuilding. The rear garden is considerable in size and the proposed outbuilding would occupy a reasonable percentage of space within it. Given these it is not considered any lighting risk assessment is required and the resulting light impact on wildlife would not be harmful. While internal lights may be involved, these are not subject to planning control and would not require permissions.

10. Biodiversity Net Gain (BNG)

- 10.1. BNG is an approach to development that ensures that habitats for wildlife are left in a measurably better state than they were before the development. Developers must deliver a BNG target of 10%, which means a development will result in more or better-quality natural habitat than there was before development. Biodiversity net gain (BNG) is mandatory from 12 February 2024.
- 10.2. The proposal would be exempted from the BNG requirements as it is a householder application.

11. Conclusion

- 11.1. The proposed development is in general accordance with policies A1 (Managing the impact of development), A2 (Open space), A3 (Biodiversity), A4 (Noise and vibration), D1 (Design), D2 (Heritage) of the Camden Local Plan 2017, policies SD1 (Refurbishment of existing building stock), SD2 (Redington Frognal Conservation Area), SD4 (Redington Frognal Character), SD5 (Dwellings: Extensions and garden development), BG1 (Gardens and ecology), BG2 (Tree planting and preservation), BG3 (Lighting) of the Redington Frognal Neighbourhood Plan 2021, the London Plan 2021, the National Planning Policy Framework 2024.

12. Recommendation

- 12.1. Grant conditional planning permission.
- 12.2. Grant listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 3rd August 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2026/2315/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 24 July 2026

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

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www.camden.gov.uk

Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Hampton
London
TW12 1JQ

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

14 Templewood Avenue
London
NW3 7XA

Proposal:

Erection of an orangery/outbuilding in the rear garden.

Drawing Nos: Location plan; 210 Rev.B; 215 Rev.B; 216 Rev.B; 217 Rev.B; Arboricultural Impact Assessment ref. 240742-TMA-XX-RP-AP-2702-P02 dated May 2026 prepared by Tim Moya Associates; Heritage Impact Assessment dated May 2026 prepared by Heritage Architecture Ltd.; Design and Access Statement dated June 2026 prepared by Michael Burroughs Associates.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan; 210 Rev.B; 215 Rev.B; 216 Rev.B; 217 Rev.B; Arboricultural Impact Assessment ref. 240742-TMA-XX-RP-AP-2702-P02 dated May 2026 prepared by Tim Moya Associates; Heritage Impact Assessment dated May 2026 prepared by Heritage Architecture Ltd.; Design and Access Statement dated June 2026 prepared by Michael Burroughs Associates.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1, SD2, SD4 and SD5 of the Redington Frognal Neighbourhood Plan 2021.

- 4 The outbuilding hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as 14 Templewood Avenue, London, NW3 7XA.

Reason: To safeguard the amenity of the residential use, adjoining premises, and the area generally in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". "Such details shall include an auditable schedule of arboricultural site monitoring to be undertaken by the project arboriculturalist. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies BG1 and BG2 of the Redington Frognal Neighbourhood Plan 2021.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, Building.Control@camden.gov.uk (tel: 020-7974 4444).

- 2 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, 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.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is a Householder Application.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):
+ Summary of transitional arrangements and exemptions for biodiversity gain condition
The following are provided for information and may not apply to this permission:
1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:

- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2026/2358/L
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 24 July 2026

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

Michael Burroughs Associates
93 Hampton Road
Hampton Hill
Hampton
London
TW12 1JQ

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
14 Templewood Avenue
London
NW3 7XA

DECISION

Proposal:

Erection of an orangery/outbuilding in the rear garden.

Drawing Nos: Location plan; 210 Rev.B; 215 Rev.B; 216 Rev.B; 217 Rev.B; Arboricultural Impact Assessment ref. 240742-TMA-XX-RP-AP-2702-P02 dated May 2026 prepared by Tim Moya Associates; Heritage Impact Assessment dated May 2026 prepared by Heritage Architecture Ltd.; Design and Access Statement dated June 2026 prepared by Michael Burroughs Associates.

The Council has considered your application and decided to grant 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:

Location plan; 210 Rev.B; 215 Rev.B; 216 Rev.B; 217 Rev.B; Arboricultural Impact Assessment ref. 240742-TMA-XX-RP-AP-2702-P02 dated May 2026 prepared by Tim Moya Associates; Heritage Impact Assessment dated May 2026 prepared by Heritage Architecture Ltd.; Design and Access Statement dated June 2026 prepared by Michael Burroughs Associates.

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.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy the Building Safety Act 2022, the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023 and any other applicable Building Regulation requirements may require a further application for listed building consent. It is your responsibility to ensure that all statutory requirements are met before construction begins.
- 2 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, 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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

Chief Planning Officer

DRAFT

DECISION