

Application ref: 2020/4287/L  
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Date: 20 July 2023

**Development Management**  
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Xul Architecture  
33 Belsize Lane  
London  
NW3 5AS

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

**8 Benham's Place**  
**London**  
**NW3 6QX**

Proposal:

Detailed drawings and material samples required by condition 4 of permission reference 2020/2354/L dated 08/07/2020 (Internal and external alterations including installation of railing to lightwell steps and to first floor walkway on rear elevation, replacement of existing railing to second floor rear roof terrace rear elevation and new railing to second floor roof terrace side elevation and replacement of two existing skylights).

Drawing Nos: TP 745, 4c) LED Downlight spec sheet Product-806481, 4d) 20031\_PA-04 - Proposed chimney breast elevation, 4d) 18107 Chimney Breast Elevation and Section, 4a) Vaillant horizontal flue kit

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

- 1 Condition 4 requires details of the approved terrace railings, chimney brickwork, boiler flue and internal light fittings to be submitted and approved.

The proposed black metal railings are traditional in appearance and considered

appropriate in their design and materiality. Similarly, the proposed lighting, flue and brickwork details generally accord with the details approved under the original application and would not cause harm to the significance of the listed building.

As such, the submitted details are considered to safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2. Condition 4 can therefore be discharged.

- 2 You are advised that all conditions relating to listed building consent granted on 2020/2354/L dated 08/07/2020 which need details to be submitted, have been approved.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer