

Application ref: 2023/1886/P
Contact: Obote Hope
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Date: 22 July 2023

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

TG Studio
91A - 91B Heath Street
London
NW3 6SS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Benham's Place
London
NW3 6QX

Proposal:
Replacement of existing rear extension with new rear extension. Replacement boundary treatment and alteration to the front garden.

Drawing Nos: P-200 REV1; P-201 REV1; P-202 REV1; P-203 REV1; P-210 REV1; P-211 REV1; P-220 REV1; P-221 REV1; P-300 REV1; P-301 REV1; P-302 REV1; P-303 REV1; P-310 REV1; P-311 REV1; P-320 REV1; Location Plan by TerraQuest; Design and Access Statement by Studio Architecture and Design 04.05.2023; Heritage Statement by HCUK Group.

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: P-200 REV1; P-201 REV1; P-202 REV1; P-203 REV1; P-210 REV1; P-211 REV1; P-220 REV1; P-221 REV1; P-300 REV1; P-301 REV1; P-302 REV1; P-303 REV1; P-310 REV1; P-311 REV1; P-320 REV1; Location Plan by TerraQuest; Design and Access Statement by Studio Architecture and Design 04.05.2023; Heritage Statement by HCUK Group.

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.

- 4 The flat roof of the proposed rear extension shall not be used as a terrace and shall only be used for maintenance purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the demolition of the existing closet wing extension and the erection of a single storey full width rear extension with a roof lantern. To the front elevation it's proposed to install new boundary treatment, the existing paved garden area would be replaced and new bin/refuse store is proposed. It's proposed to replace the existing rooflights on the main roofslope with conservation rooflights and replacement of the existing single glazed window with double glaze timber windows.

The proposal is to replace the L-shaped rear extension built in 1987 with one of rectangular footprint, similar to others built to the rear of Nos. 1, 3, 4, 5, 7 Benham Place. The proposed rear extension would be set back by approximately 1.7m from the existing closet wing extension which would be demolished and infill the existing patio area to the west elevation. A new lightwell is proposed to allow greater light penetration into the ground floor.

The proposed rear extension would be constructed with weathered brick, Crittall door with sidelight, flat roof with gravel and with steel roof lantern. It's proposed to replace the existing plastic rainwater pipes and hopper head with cast iron pipes and hopper head. This would ensure that the extension and alterations would have a traditional appearance in keeping with the host building and the character and appearance of the wider conservation area.

This proposed roof lantern and rooflights be considered an improvement on the

current run down poor roof form and enhance the existing historic building. The proposed works are considered to be minor in nature and would retain the architectural features and historic significance of the host building. The proposal will not result in the removal of any original features and therefore would not result in the loss of any historic character or fabric of the building.

The proposal for the front garden is to incorporate medium sized shrubs to the side boundaries, and a box hedge to the front for privacy. The design will have paved stones leading up to the entrance doors, and a small hard patio area in the centre of the garden. The new garden design will incorporate a bin storage. The proposed front bin store would be clad in timber slats and is considered to be appropriately sized and designed for its front garden setting. It is therefore considered that the proposal would respect and preserve the design and proportions of the host building and the appearance of the wider Hampstead Conservation Area.

The proposed single storey rear extension will sit below the height of the rear wall with the neighbouring properties at 1 and 3 Benham's Place. Thus, the proposal would not have an impact with loss of daylight/sunlight nor would the proposed extension have an impact with sense of enclosure. A condition is recommended to ensure that the remaining flat roof element of the existing single storey rear extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into habitable rooms of the adjacent neighbouring properties at Nos. 1 and 3.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One letter of support and no letters of objection have been received and the planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and the Hampstead Neighbourhood Plan 2018. The proposed development also accords with policies of the London Plan 2021.

- 2 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).
- 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, 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 (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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer