

Application ref: 2023/2495/L
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 22 July 2023

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

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

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

2 Benham's Place
London
NW3 6QX

Proposal:

Replacement of existing rear extension with new rear extension. General internal refurbishment works including lighting alterations and new second floor bathroom. Replacement boundary treatment 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 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: 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: 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 Before the relevant part of the work is begun, 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:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

- b) Manufacturer's specification details of cast iron waste water goods (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reason for granting:

No.2 Benham's Place is one of a terrace of 9 houses built c1813. The site is a GII Listed Building in the Hampstead Conservation Area. Its significance includes its architectural design and materials, floorplan, townscape value and its evidential value as an early nineteenth-century terraced building.

Listed building consent 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. 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 involve the replacement of non-original windows to the front and rear elevations with similarly styled windows which are in keeping with the building's appearance. The windows to the property are painted timber single-glazed sliding sash with astragal bars. There is a newer addition added to the property in the late 1900's which replaced part of the original building on the north side. The agent confirmed that the landing window between first and second floor is the only window which contains historic glass. As no details of the proposals have been provided at this stage, a condition will be added for the submission and approval of details of the replacement windows to ensure that it is appropriately designed.

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. A condition would be attached for the details of the rainwater a hopper head to be submitted and approved. 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.

At first and second floor level it's proposed to remove the nonoriginal cupboard within the bedroom which would provide access to the bathroom from the bedroom. The proposed alterations to the second floor consists of removing the partition between the bathroom and bedroom. A new partition further away from the bedroom window and towards the bathroom is also proposed which would create a sizeable bedroom. It's proposed to introduce a small landing at the top of the staircase will create a safer and compliant stairway the proposed works would not involve changes to any historic fabric. As such, the alterations are not considered to be harmful to any architectural or historic significance of the listed building.

The proposal consist of building a new low level boundary wall to separate the front garden. The new walls will be finished off with railings above, with an entrance gate leading up to the entrance door.

Overall therefore, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting in terms of the design, size, location, colour and materials used, and are considered to be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as

amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer