

Application ref: 2024/1779/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

1 Benham's Place
London
NW3 6QX

Proposal:

Various internal alterations and external alterations to rear extension, boundary treatment and front garden

Drawing Nos: Location Plan; DWG-001-EXTG P1; DWG-002-EXTG P1; DWG-003-EXTG P1; DWG-004-EXTG P1; DWG-005-EXTG P1; DWG-006-EXTG P1; DWG-007-EXTG P1; DWG-010-DEMO P1; DWG-011-DEMO P1; DWG-012-DEMO P1; DWG-020-BLDG P3; DWG-021-BLDG P3; DWG-022-BLDG P2; DWG-025-BLDG P2; DWG-026-BLDG P2; DWG-027-EXTG P1; DWG-028-EXTG P1; Design and Access Statement and Heritage Statement (prepared by Studio Glyn, dated August 24).

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: Location Plan; DWG-001-EXTG P1; DWG-002-EXTG P1; DWG-003-EXTG P1; DWG-004-EXTG P1; DWG-005-EXTG P1; DWG-006-EXTG P1; DWG-007-EXTG P1; DWG-010-DEMO P1; DWG-011-DEMO P1; DWG-012-DEMO P1; DWG-020-BLDG P3; DWG-021-BLDG P3; DWG-022-BLDG P2; DWG-025-BLDG P2; DWG-026-BLDG P2; DWG-027-EXTG P1; DWG-028-EXTG P1; Design and Access Statement and Heritage Statement (prepared by Studio Glyn, dated August 24).

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 in respect of the following internal works shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. Fully annotated detailed drawings (plans/sections/elevations) should be provided at a scale of 1:10 (or as appropriate) and where applicable shall be supplemented with product information/manufacturers' specifications: -

- a) Proposed window shutters
- b) Proposed joinery at first floor

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 Reasons for granting

The existing extension comprises a small void with a ladder used for access. The proposal fills this in with the ladder re-provided as an internal flight of stairs. A glazed box-like access structure will be installed with solid sides on the roof of the extension. It is considered that the design and materials used would result in a less visually prominent structure from within in the host building and would be screened from public views by the existing parapet.

Works are also proposed to the front garden including replacement boundary treatment between 1 Benham's Place front garden and the access passage. The new railings would be set into a brick plinth with coping stone to

match the recently approved railings between the application site and on.2 Benham's Place (ref. 2023/1886/P). The existing concrete pavers replaced with new Portland Stone Pavers. It is considered that the proposed works to the front garden would preserve the character and appearance of the application site and would therefore not have a harmful impact on the setting of the grade II listed 1 Benham's Place or character and appearance of the Hampstead Conservation Area.

Within the host building, it is proposed to change the layout of an en suite bathroom on the second floor which also requires alterations to a roof light that is within a modern flat roof. Surface-mounted shutters of traditional form are proposed throughout. The installation of internal wall insulation within the historic envelope and a stud wall to form a cupboard has been removed to preserve the historic character of the interiors. Details of the joinery and shutters would be conditioned to be submitted prior to the works. The Council's conservation officer has no objections regarding the proposed internal works.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Overall, the proposal would preserve the special architectural or historic interest of the building. The council has had special regard to the desirability of preserving or enhancing the listed building, its setting, and its features of special architectural or historic interest.

The proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

- 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 2023.

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 be 'DRB', is written over a faint circular stamp.

Daniel Pope
Chief Planning Officer