

Application ref: 2020/2354/L  
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Date: 8 July 2020

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

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

XUL Architecture  
33 Belsize Lane  
London  
NW3 5AS

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

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

Proposal: 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: PA-02 P-01, LP-00, EX-01, EX-02, EX-03, PA-01, PA-02, PA-03, DAS  
dated April 2020, Schedule of works dated 24/03/20

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PA-02 P-01, LP-00, EX-01, EX-02, EX-03, PA-01, PA-02, PA-03, DAS dated April 2020, Schedule of works dated 24/03/20

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

- 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) Manufacturer specification details of the proposed boiler flue;
- b) Details of the proposed railings including plan, elevation and section drawings at a scale of 1:10;
- c) Details of all new internal lighting fixtures
- d) Brickwork details for the raised opening to the fireplace showing new brick head detail.

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 D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The current application seeks listed building consent for a number of minor external alterations to the host building including the installation of a boiler flue to the rear elevation, erection of enlarged metal railings along the edge of the existing rear terraces at first and second floor level and replacement rooflights at main roof level. Consent is also sought for a series of internal works including replacement of the existing electrical and plumbing systems, installation of a new kitchen and redecoration/refurbishment of all rooms in the building.

Internally, the proposed refurbishment works are considered to be sympathetic to the age and character of the property and would largely affect later additions at the property (including the panelling, ceilings and fireplace) and would not result in a harmful loss of historic fabric as a result. The installation of the proposed boiler flue in this instance is considered acceptable due to the current

lack of heating and the use of an existing wall outlet on the rear elevation. Similarly, the installation of simple black painted metal balustrades around the existing terrace areas is also considered acceptable and would not harm the special historic interest of the listed building or the appearance of the wider conservation area. The proposed replacement rooflights would be flush fitting conservation type fittings, which is welcomed.

The proposals have been reviewed by the Council's conservation officer who is satisfied the proposed alterations would not cause harm to the historic significance of the listed building. Details of the proposed railings, boiler flue, internal brickwork and lighting will be secured by condition.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Policies D2 of the Camden Local Plan 2017 and Policy DH2 of the Hampstead Neighbourhood Plan 2018. The proposed development also accords with the policies of the London Plan 2016, and National Planning Policy Framework 2019.

- 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 London Borough of Camden 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 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.
- 4 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).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re>

quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319  
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 2019.

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  
Director of Economy, Regeneration and Investment