
PLANNING STATEMENT

FOR

APPLICATION FOR APPROVAL OF DETAILS

RESERVED BY A CONDITION

PURSUANT TO A LISTED BUILDING CONSENT APPLICATION

REF.: **2020/2354/L**

AT

8 Benham's Place

LONDON, NW3 6QX

XUL
ARCHITECTURE

Sept 2020

Introduction

This statement has been prepared and submitted in support of the application for approval of details as reserved by a condition pursuant to Listed Building Consent granted on the 8th of July, application ref: 2020/2354/L.

For reference, each condition that is required to be discharged has been listed below, followed by either a written response or reference to the relevant documentation included with this application.

List of Conditions

Condition 1

The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Response: Noted. No further information submission required.

Condition 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.

Response: Noted. No further information submission required.

Condition 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.

Response: Noted. No further information submission required.

Condition 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) Manufacutrer 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.

Response:

Condition 4a): Manufacturer's specification details of the proposed boiler flue;

Please see below specification of the proposed horizontal boiler flue. The colour will be black. As per consen the horizontal pipe will be located on the rear elevation replacing the existing flue pipe outlet for the tank. The data sheet is also submitted as a separate attachment named "Vaillant horizontal flue kit" as part of this application.





Vaillant Standard Horizontal Flue Kit 0020219517

£94.99 Ex Tax: £79.16

Brand: Worcester Bosch Boilers
Product Code: Vaillant Standard Horizontal Flue Kit 0020219517
Availability: 4

Qty

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Description

Vaillant Standard Horizontal Flue Kit 0020219517

Product Specification

Name	Vaillant Standard Horizontal Flue Kit 0020219517
Product Code	147705
MPN	0020219517
Type	Horizontal
Length (mm)	725
Diameter (mm)	100

Condition 4b): Details of the proposed railings including plan, elevation and section drawings at a scale of 1:10;

Second floor roof terrace:

It is the client's intention to install a brick balustrade in lieu of the approved metal railing at the second floor roof terrace. The brick balustrade would be an identical replica of the existing balustrade at the adjoining neighbouring property no. 9.

Please see below reference photograph showing the detail of the existing neighbouring property. Please note that we have previously tried to obtain your informal view on this change from metal balustrade to brick balustrade but haven't received any feedback from you to our emails and phonecalls yet.



Condition 4c): Details of all new internal lighting fixtures;

LED downlights are proposed to be installed as per approved Schedule of Works, item 4a "ceiling spotlights in the basement, bathroom, rear hall to bathroom and second floor room." These are the areas where modern timber boarded ceilings are being replaced.



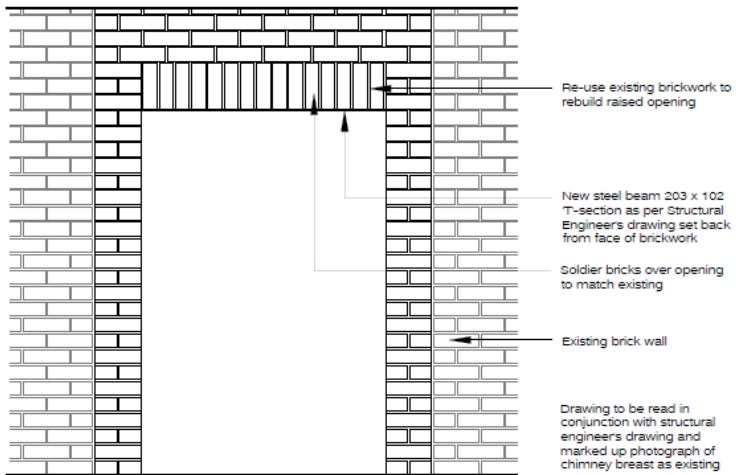
The proposed downlights are Evofire Fire Rated Downlight 70mm cut-out. Please refer to separate product data sheet named "LED Downlight spec sheet Product-806481" as submitted as part of this application.

In other rooms the existing ceiling pendant outlet will be utilised and the pendant will be replaced with a standard pendant light.

Condition 4d): Brickwork details for the raised opening to the fireplace showing new brick head detail.

Please refer to brickwork elevation drawing "20031_PA-04 – Proposed chimney breast elevation" as well as details provided by the structural engineer, submitted as separate documents as part of this application, titled "18107 Chimney Breast Elevation & Section".

The raised lintel will be formed as brick soldier course to match the existing detail at the raised level.



X PROPOSED ELEVATION
RAISED CHIMNEY BREAST OPENING 1:20@A3



X PROPOSED ELEVATION
FINISHED OPENING WITH KITCHEN 1:20@A3

