

Application ref: 2022/4494/L  
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Date: 19 January 2023

**Development Management**  
Regeneration and Planning  
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Kerr Parker Associates  
The Granary  
Coppid Hall  
North Stifford  
RM16 5UE  
Essex

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted and Enforcement Action to be Taken**

Address:

**3 Benham's Place  
London  
Camden  
NW3 6QX**

Proposal:

Consent to retain garden and bathroom works and reinstatement of entrance hall panelled wall

Drawing Nos: Design & access and heritage statement, site location plan, K-2212 . 03 rev A, K-2212 . 02 rev A, K-2212 . 01 rev C

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 completed not later than the end of three months 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:

Design & access and heritage statement, site location plan, K-2212 . 03 rev A, K-2212 . 02 rev A, K-2212 . 01 rev C

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.

Informative(s):

- 1 **ENFORCEMENT ACTION TO BE TAKEN**

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

- 2 You are advised that unless the consent hereby approved is fully implemented within three months, formal enforcement action will be taken.
- 3 The site is a terraced cottage of 1813, listed grade II and making a positive contribution to the Hampstead Conservation Area.

The applicant seeks to respond to enforcement action for: partially demolishing an internal timber panelled partition; replacing a garden wall; paving his front garden. He additionally wishes to regularise a new bathroom in a modern rear extension.

He has provided a scheme whereby the lost partition is replaced like for like in timber, a previous proposal to use MDF having been rejected. He proposes significantly to reduce the amount of hard standing in the front garden, reintroducing planting around four sides of the garden. The low modern wall is to be sootwashed on both sides, reducing its harsh modern appearance.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Particular attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 proposed development also accords with the London Plan 2021.

- 4 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