

Application ref: 2024/0732/L  
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Date: 24 April 2024

**Development Management**  
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The Rufus Centre  
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Flitwick  
MK45 1AH  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**2 St Martins Almshouses  
Bayham Street  
London  
Camden  
NW1 0BD**

Proposal:

Internal and external repair works to areas affected by subsidence, and redecoration.

Drawing Nos: Site location plan; Design Access and Heritage Statement; AHD

Schedule of Works; ASD Photographic Schedule; Drawings Numbered ASD-2024-002  
01 LBC

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:

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 Site and Significance

The site is part of a GII listed building. It is not within a conservation area. Its significance includes its architectural design and materials, planform, evidential value as C19th almshouses and its positive townscape value.

Proposed Works

Internal and external repair works to areas affected by subsidence, and redecoration.

Impact of Proposed Works on Significance

The works relate to like-for-like repair of the following. Façade: Rake out cracked joints and repoint with 1:3 hydraulic lime sand mortar. New mortar to be packed firmly into the joint and surplus mortar struck off so that it is flush with the edge of the adjoining brick. Internal repairs-hack off existing wall plaster / render 75mm either side of crack in masonry substrate. Rake out cracked joints and re-point with 1:3 lime sand mortar and finish three coats lime.

The proposed works preserve the special architectural and historic significance of the listed building. The materials are historically appropriate and relate to the repair of cracked and damaged fabric.

The site's planning history has been taken into account when making 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 D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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

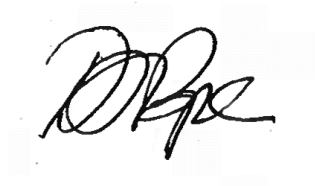
Certification may require a further application for listed building consent.

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