

Ms Molly de Courcy Wheeler
2 St Martins Almshouses
Bayham Street
London
NW1 0BD

Application Ref: **2015/5503/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 November 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
2 St Martins Almshouses
Bayham Street
London
NW1 0BD

Proposal:

Erection of single storey rear extension with rooflight (following demolition of existing extension), installation of slate roof at rear first floor level and replacement of window with internal door at rear ground floor.

Drawing Nos: 0000, 0001, 0002, 0100, 0200, 1001, 1002, 1100, 1200, 1400 and Design, Access and Heritage Statement received 11/11/15.

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 original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The host property sits within a short terrace of Grade II Listed almshouses, many of which have been significantly altered over the years. In several cases, the original form of the rear elevation is indiscernible having been altered or extended to the side, resulting in the rear of the terrace having a very non-uniform and irregular appearance. In the case of the host building, the original rear washhouse has been demolished, and an unsympathetic part one, part two storey rear extension with Perspex windows was erected with an additional conservatory to the rear.

The proposal seeks to demolish the ground floor element of this extension, and erect a new ground floor extension and infill extension adjacent to the boundary with no.3. Overall, its general mass would still read as subservient to the host building and the use on London stock brick would ensure the extension is a sympathetic addition to the host building. The development would therefore not look out of place where the rest of the buildings in the terrace have undergone a number of similar, and larger, extensions and alterations. The replacement of the non-original glass roof at first floor level with slate tiles would match those of the rest of the house and neighbouring almshouses and is considered acceptable. Therefore, the proposal is considered to respect the listed building's overall proportion and scale, and would maintain its architectural integrity.

The proposal would result in the loss of an original sash window, however, the loss is considered acceptable owing to the fact that the matching sash window to the other side of the building has already been replaced with a timber door. The proposed door would be timber with single glazed panels to match the other door, the brick arch of the existing window would be retained, the sill lowered and a new door installed into the same aperture. The original proposal included double glazed

windows which were revised to single glazed at the officer's request.

Minor internal alterations are proposed, including the removal of the downstairs WC and the creation of a new bathroom. As the WC is non-original, and the new bathroom would be located within the new extension, the proposals are not considered to harm the special character of the Listed Building. The interior of the building is modest in character and the slight adjustments to the plans form will retain the cellular plan form of the building and its character as an almshouse would still be evident.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, 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 proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment