

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

Application Ref: **2015/5180/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application 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 permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 0000, 0001, 0002, 0100, 0200, 1001, 1002, 1100, 1200, 1400 and Design, Access and Heritage Statement received 11/11/15.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

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 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 in light of 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.

Although the extension would be erected adjacent to the boundary with no.3, the pitched roof would help to ensure that the extension would not read as overly dominant from the neighbouring property. As the extension is the same height and a reduced depth compared to the existing, overall, it is not considered to cause unacceptable harm to the amenity of neighbouring occupants in terms of a loss of daylight, outlook or privacy.

No objections have been received prior to making this decision. The planning history and previous appeal decisions at the site and surrounding area have been 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.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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.

- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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