

Miss Molly Wheeler
2 St Martins Almshouses
Bayham Street
London
NW1 0BD

Application Ref: **2016/4458/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

13 September 2016

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:

Change of design of the rear slate roof at first floor level so that it includes a glazed central panel (variation of Listed Building Consent granted on 03/11/15 under reference 2015/5503/L for the erection of single storey rear extension at ground floor level).

Drawing Nos: A 0000 00, A 0100 00, A 0002 00, A 1002 00 dated July 2016, A 1100 00 dated August 2016, and Design, Access and Heritage Statement dated August 2016.

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

Listed Building Consent was previously granted for the replacement of the non-original glass roof at first floor level with slate tiles. Permission is now sought to alter the design to retain a glazed panel within the roofslope to reduce the weight of the roof. The alterations would not result in the loss of historic fabric, would respect the Listed Building's architectural integrity and are therefore considered acceptable.

The Camden Town Conservation Area Advisory Committee (CAAC) did not object to the proposed amendment and no other objections have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

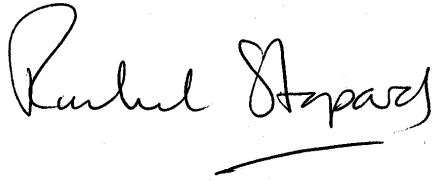
Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform 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 the London Plan 2016 and the National Planning Policy Framework 2012.

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 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard
Executive Director Supporting Communities