

Tim Murray
Moxon Architects
65 Alfred Road
London
W2 5EU

Application Ref: **2017/4287/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

6 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**9 St Martins Almshouses
Bayham Street
London
NW1 0BD**

Proposal:

Demolition of existing rear extension and replacement with new single storey rear ground floor extension; new basement beneath the proposed rear extension including external light well; excavation of existing basement beneath house by additional 800mm; new conservation roof light at roof level; restoration and refurbishment works throughout original dwelling house (class C3).

Drawing Nos: 599_100 rev 01, 599_101 rev 01, 599_201 rev 01, 599_120 rev 01, 599_121 rev 01, 599_122 rev 01, 599_123 rev 01, 599_130 rev 01, 599_131 rev 01, 599_132 rev 01, 599_140 rev 01, 599_220 rev 01, 599_221 rev 01, 599_222 rev 01, 599_223 rev 01, 599_230 rev 01, 599_231 rev 01, 599_232 rev 01, 599_240 rev 01, 599_241 rev 01, 599_242 rev 01, 599_243 rev 01, 599_244 rev 01, 599_245 rev 01, Design & Access Statement dated July 2017, Historic building report dated July 2017, Arboricultural Impact Assessment ref: MOX/9STM/AIA/01 dated 19 April 2017, and Basement Impact Assessment Rev C dated 16.11.17.



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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 599_100 rev 01, 599_101 rev 01, 599_201 rev 01, 599_120 rev 01, 599_121 rev 01, 599_122 rev 01, 599_123 rev 01, 599_130 rev 01, 599_131 rev 01, 599_132 rev 01, 599_140 rev 01, 599_220 rev 01, 599_221 rev 01, 599_222 rev 01, 599_223 rev 01, 599_230 rev 01, 599_231 rev 01, 599_232 rev 01, 599_240 rev 01, 599_241 rev 01, 599_242 rev 01, 599_243 rev 01, 599_244 rev 01, 599_245 rev 01, Design & Access Statement dated July 2017, Historic building report dated July 2017, Arboricultural Impact Assessment ref: MOX/9STM/AIA/01 dated 19 April 2017, and Basement Impact Assessment Rev C dated 16.11.17.

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

- 4 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, details demonstrating how trees

to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reasons for granting permission.

The principle of demolition and reconstruction of the rear extension is considered acceptable. Whilst the demolition would cause some minor, less than substantial harm to the building's significance, the replacement extension is considered to be of sufficient quality to outweigh the harm and positively contribute towards its character.

The size and location of the proposed extension is appropriate, following the line of the former link to what was once the wash-house building, whilst setting the rest of the extension to the side to open up part of the original rear elevation of the building. Although the rear extension would be more contemporary in design and appearance, it would be an attractive addition that would clearly read as a more recent addition to the historic building. Access to the rear extension would be via the existing ground floor window location. The cill would be dropped and the opening widened by 105mm, which would ensure minimal historic fabric was lost.

The proposed new internal openings (with retained downstands) and infilling of existing doorways at first floor level are acceptable, as is the proposed enlargement of the opening between the front and rear room at ground floor level. Likewise, the proposed cutting back of the existing stair trimmer wouldn't cause unacceptable harm to the significance of the building.

The new rooflight would be a modest addition which would not result in harmful loss of historic fabric. It would be heritage style, set flush with the roofslope, which is considered acceptable.

The lowering of the basement floor is considered to be acceptable in design and conservation terms. A basement impact assessment (BIA) was submitted with the application, which was independently verified by Campbell Reith, a firm of structural engineers. Following the submission of additional details, Campbell Reith confirm that the BIA demonstrates that the scheme would maintain the structural stability of the building and neighbouring properties, and would not adversely affect

drainage, run-off or the local water environment, in accordance with CPG4. The Council's Transport Officer has confirmed a CMP would be unnecessary in this instance, and that there are no objections to the development.

Due to the location and nature of the proposals, they are not considered to adversely impact neighbouring amenity in terms of daylight, outlook or privacy.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were 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 Planning (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 Planning (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 A1, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

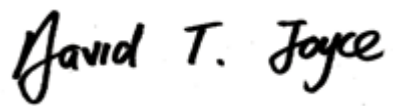
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning