

Tim Murray
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65 Alfred Road
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W2 5EU

Application Ref: **2017/4721/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

6 December 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- b) Plan, elevation and section drawings of all new internal and external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- c) Sample of new roof slates
- d) Details of proposed tanking system to basement level
- e) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with historic fabric.
- f) Details, including plan, elevation and section drawings at 1:10, of new fireplace surrounds at ground floor level

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 Reasons for granting listed building consent:

The proposals are considered to preserve the special interest of the Grade II listed building and acceptable. 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 lowering of the basement floor is considered to be acceptable in design and conservation terms.

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 Council's Conservation Officer has assessed the proposals and does not object to the development.

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 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 proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

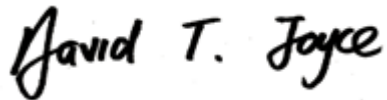
2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 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.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning