

CONSULTATION SUMMARY

Case reference number(s)

2017/4287/P & 2017/4721/L

Case Officer:

Laura Hazelton

Application Address:

9 St Martins Almshouses
Bayham Street
London
NW1 0BD

Proposal(s)

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 property.

Representations

Consultations:	No. notified	0	No. of responses	0	No. of objections	0
					No of comments	0
					No of support	0

Summary of representations

(Officer response(s) in italics)

The Camden Town Conservation Area Advisory Committee (CAAC) did not object to the application, but wished for the following points to be considered:

- a) There is a sense that the extent of work is pushed to the limit and is too big/ambitious for the listed building.
- b) The magnitude/impact of the below-ground work may affect other structures in the terrace and/or the water table. We hope officers will study the BIA with the listed terrace in mind.

- c) The large number of materials and construction details seems inappropriate. Taken together, they create an extension that appears too varied and fussy.

Officer response

- a) *Although larger than the existing rear extension, the proposed extension is not considered excessively large, nor to overwhelm the character or detail of the rear elevation. It appears subordinate to the host building and would preserve the special character of the listed building.*
- b) *The BIA was independently audited by Campbell Reith (CR), a firm of structural engineers. CR have confirmed the BIA complies with the requirements of Camden Planning Guidance CPG4 (Basements) and would not harm the structural stability of the host building or wider terrace.*
- c) *The proposed design is considered to be of a high quality that would enhance the character of the building. Although contemporary in style, it would be clearly differentiated from the original historic building and is considered an appropriate addition to the building.*

Recommendation:-

Grant conditional planning permission and listed building consent.