

Application ref: 2019/0195/L  
Contact: Laura Hazelton  
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Date: 4 December 2019

**Development Management**  
Regeneration and Planning  
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Moxon Architects  
65 Alfred Road  
London  
W2 5EU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

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

Proposal: Details of new windows, doors, basement tanking system and service runs/pipework required by condition 4 (parts a, b, d & e) of listed building consent granted on 06/12/2017 under reference 2017/4721/L - for the '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\_555 rev P2, 599\_255 rev A, 599\_360 rev 01, 599\_344 rev 01, 599\_371 rev 01, 599\_252, 599\_253, 599\_250, 599\_251.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

1 Reason for granting consent:

Details of the proposed windows and doors have been submitted which are considered acceptable following amendments to the detailed door design. The original proposals showed the panels flush with the styles which would not be appropriate or sympathetic to the listed building. The revised proposals are appropriate and would preserve the historic interest of the building.

The new service runs would utilise existing SVP and waste routes. The WC waste from the additional ensuite has been designed to pass over the existing joists and connect into the existing waste pipe within the demise of the existing bathroom to avoid any additional notching to joists. Limited notching is proposed to joists where required and does not require the demolition of the existing ceiling.

The proposed basement tanking system involves a waterproof reinforced concrete basement wall. The Council's Conservation Officer has assessed the submitted details and confirmed they are acceptable. The works would impact areas of the building which have already undergone extensive changes including the introduction of a concrete slab in the late 20th century, so the use of modern techniques will not harm historic fabric or the special interest of the listed building. Overall, the works will cause no harm to the special interest of the grade II listed building.

The proposals originally included the installation of spotlighting throughout the dwelling which was subsequently removed from the proposals as the original consent did not include this within the approved drawings.

No public consultation was required for this application. The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the special interest of the listed building, 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 submitted details are in general accordance with policy D2 of the Camden Local Plan 2017 and condition 4 (parts a, b, d, e) can be discharged.

2 You are reminded that condition 4 parts C (roof slates) and F (fireplace details) of listed building consent granted on 06/12/2017 under reference 2017/4721/L are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer