

Application ref: 2019/5963/P  
Contact: Rose Todd  
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Date: 6 February 2020

**Development Management**  
Regeneration and Planning  
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Donald Insall Associates  
12 Devonshire Street  
London  
W1G 7AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

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

Proposal:

Minor internal refurbishment, namely to enlarge existing shower room and improve circulation to the ground floor, and provide slim-line secondary glazing throughout. Part-infill of door opening in modern rear extension with London stock brick and an opaque crittall window.

Drawing Nos:

Location Plan  
Ground Floor Plan Stripping Out  
First Floor Plan Stripping Out  
Section A-A Stripping Out  
Section B-B Stripping Out  
Elevation 1 Stripping Out  
Ground Floor Plan As Proposed  
First Floor Plan As Proposed  
Roof Plan As Proposed  
Section A-A As Proposed  
Section B-B As Proposed  
Elevation 1 As Proposed  
Ground Floor Plan As Existing

First Floor Plan As Existing  
Roof Plan As Existing  
Section A-A As Existing  
Section B-B As Existing  
Elevation 1 As Existing  
3 St Martins Almshouses Historic Building Report  
3 St Martins Almshouses Design and Access Statement

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 if in CA] 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:

Location Plan  
Ground Floor Plan Stripping Out  
First Floor Plan Stripping Out  
Section A-A Stripping Out  
Section B-B Stripping Out  
Elevation 1 Stripping Out  
Ground Floor Plan As Proposed  
First Floor Plan As Proposed  
Roof Plan As Proposed  
Section A-A As Proposed  
Section B-B As Proposed  
Elevation 1 As Proposed  
Ground Floor Plan As Existing  
First Floor Plan As Existing  
Roof Plan As Existing  
Section A-A As Existing  
Section B-B As Existing  
Elevation 1 As Existing  
3 St Martins Almshouses Historic Building Report  
3 St Martins Almshouses Design and Access Statement

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 Reason for granting permission-

The terrace that is St Martin's Almshouses was constructed in 1817 to the design of Henry Hake Seward. The historic and architectural significance lies in their being a good example of a purpose-built early-19th century neo-classical almshouse complex. The accommodation, built specifically for widows and spinsters of the Parish of St Martin's in the Field, housed approximately forty women in nine separate houses. Each house was built of stock brick and had four rooms on the ground and first floors with a central entrance and stair. Each room had its own fireplace and window. In c.1881 and 1889 the almshouses were extended and refurbished to the designs of Henry Jacques, who also aggrandised the site with the building of a chapel, an infirmary and a matron's residence situated to the rear on the site of the disused burial ground of St Martin's Church.

Plan form is an important part of the significance of a building. Historically the internal arrangement within each house saw the front and back rooms interconnected via a single-width closable door as well as having a door onto the central hallway/landing. This is relevant and of interest because it tells us something of how the almshouse inhabitants were expected to live. Modern domestic life styles however are less easily accommodated with such an arrangement and unfortunately for the significance of the terrace a number of properties have seen the front and back rooms 'knocked-through' to form a single room.

At No 3 the rooms that form the living room have been knocked-through whilst the kitchen and dining rooms still retain their historic dividing wall. The proposal is to increase the width of the opening whilst at the same time retaining the wall nibs. This arrangement whilst lamentable for the significance of the property and hence the terrace does at least retain the evidence (in the form of nibs) as to where the dividing wall once stood.

Unfortunately consent for similar modifications were granted in 2015 at No 2 and 2017 at No 9 and therefore the precedent must be accepted.

Additional modifications are proposed but these are within the modern extension to the rear of the building and the proposed works are considered not to result in undue harm to the historic significance of the building as a whole.

As such, the proposed development is in general accordance with policies D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer