

Application ref: 2019/6288/L
Contact: Rose Todd
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Date: 6 February 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Donald Insall Associates
12 Devonshire Street
London
W1G 7AB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:

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.

- 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 Prior to the commencement of works details of the proposed slim-line secondary glazing and method of attachment shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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.

- 5 In accordance with the drawings all historic internal doorways and doors are to be retained and the door locked shut. Any blocking-up of historic openings must be executed in such a way as to ultimately be reversible and the opening re-established if needed.

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 (delegated):

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.

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

- 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 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.
- 4 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street

London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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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



Daniel Pope
Chief Planning Officer