



Planning application ref. 2025/2121 - 33 Northchurch Road, Hackney, London, N1 4ED.

The London and Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history, and historic buildings. The LAMAS Historic Buildings and Conservation Committee reviews planning applications relating to important historic buildings and seeks to ensure a sustainable future for vital aspects of London's built heritage.

The Committee considered this application at its meeting on 21st October and writes to **object to the substantial loss of original fabric** proposed at lower ground floor. This entails the removal of the original rear brick wall of the main block of the house at lower ground floor in its entirety, including both corner piers and rear window. This would require significant temporary support and the insertion of a substantial beam over the proposed full width opening, both of which are likely to increase the extent of the original fabric lost. At present this loss is only shown on plan, as the application does not include an elevation of the wall or a front-to-back section through the main block.

The applicant should be required to submit an elevation of the entire rear wall of the house showing the extent of demolition proposed, including that required for temporary support and to accommodate the new beam. In view of the risks posed to the original fabric above the opening by this major alteration of the house's structure, the applicant should also be required to submit substantiated proposals for; the temporary supports, the new permanent structure including any new foundations, and a method statement for the insertion of the new beam and how the damage which could be caused by the beam's deflection under load would be minimised. The applicant should also be required to submit front-to-back sections through the main block as existing and as proposed, and a detail showing how the new beam will carry the upper ground floor and the retained wall over.

Vicki Fox (Hon. Secretary)
LAMAS – Historic Buildings & Conservation Committee

3 November 2025