

Delegated Report		Analysis sheet	Expiry Date:	14/02/2014
		N/A / attached	Consultation Expiry Date:	06/02/2014
Officer		Application Number(s)		
Victoria Pound		2013/8209/P 2014/0179/L		
Application Address		Drawing Numbers		
Upper Maisonette 27 Frederick Street London WC1X 0NF		See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of new conservation roof lights at roof level plus satellite dish on rear roof slope.				
Installation of new conservation roof lights at roof level and satellite dish on rear roof slope, plus internal alterations at first, second and third floor levels.				
Recommendation(s):	Grate planning permission Grant listed building consent			
Application Type:	Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	21	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press and site notices displayed – no response received.</p> <p>One comment received from an adjoining occupier; offering no comment on the proposals but advising that misdirected AO letters have been redistributed to the intended recipients within the building.</p>					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – no response received.					

Site Description

Grade II listed building in the Bloomsbury Conservation Area, one of a terrace of 10 houses dating from c. 1827-32 by William Cubitt. Now in use as flats.

Relevant History

2008/4520/P & 2008/4551/L – Planning permission and listed building consent granted 10/11/2008 for *External alterations to basement flat including the replacement of rear window with french doors and new rear door and Internal alterations and refurbishment and external alterations to rear elevation to basement flat.*

2012/4186/L – listed building consent granted 02/11/2012 for *Internal alteration to the first floor level, external rear alteration to roof terrace door and fanlights.*

2013/8230/L LBC granted 24/01/2014 for *Internal alterations at ground floor level including the installation of secondary glazing at rear.*

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The building is one of a number in this area owned by a housing association. The association is proposing a series of repairs, alterations and improvements to their portfolio, of which these works form a part. The works are proposed within the existing maisonette which occupies the second and third floor levels, with access from the first floor level landing. Separate applications have been submitted for works to the other floors.

Exterior:

- One proposed replacement rooflight plus one new rooflight to the side roof slope. These are proposed to be 'conservation'-style rooflights; the metal frame will be finished in black and the rooflight affixed flush with the roof slope, to minimise its visual impact. The size, location and detailed design of the rooflights are considered acceptable in listed building terms.
- Installation of a satellite dish measuring 780mm diameter to rear roof slope; this will be positioned low on the chimney to minimise its visual impact. Its small size and location within the middle of the terrace to the rear of the building means that its visual impact from the public realm will be very limited, and it is not considered to harm the building's special interest nor the character or appearance of this part of the conservation area.

Interior:

Throughout:

- Intumescent paint will be applied to the retained historic panelled doors throughout, in order to improve the fire separation. This will not have a harmful impact on the historic fabric and is considered to be an appropriate way of upgrading the doors.
- Secondary glazing is proposed to be installed to all windows at second and third floor level. The system proposed is a slim, metal framed system which will be affixed within the reveals. The visual and physical impact of the secondary glazing is not considered to have a harmful impact on the special interest of this part of the building.
- Some minor alterations to the layout of partitioning and fire protection upgrading of existing non-original partitions are proposed; this will not have a significant or detrimental impact upon the building's plan form or special interest.

Other matters: The proposals are not considered to raise any issues in terms of sustainability, nor adverse impact on the amenity of adjacent occupiers.

In summary, the proposed works are considered to preserve the building's special architectural and historic interest and the character and appearance of this part of the Bloomsbury CA. The relevant local and national policies are met, and therefore the applications are recommended for approval.