

Delegated Report		Analysis sheet	Expiry Date:	17/03/2014
		N/A / attached	Consultation Expiry Date:	20/02/2014
Officer		Application Number(s)		
Victoria Pound		2014/0496/P 2014/0552/L		
Application Address		Drawing Numbers		
Upper Maisonette 13 Frederick Street London WC1X 0NF		See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of rear door at 1st floor level with new double glazed door, installation of double glazed casement windows to 3rd floor level dormers at front and rear, and installation of satellite dish on rear roof slope.				
Replacement of rear door at 1st floor level with new double glazed door, installation of double glazed casement windows to 3rd floor level dormers at front and rear, and installation of satellite dish on rear roof slope, plus internal alterations at 1st, 2nd and 3rd floor levels, including the installation of secondary glazing.				
Recommendation(s):		Grant 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	11	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press and site notices displayed – no responses received.					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC – no response.					

Site Description

Grade II listed building, one of a terrace of 10 houses dating from c. 1827-32 by William Cubitt. Within the Bloomsbury conservation area.

Relevant History

2013/8271/P & 2014/0191/L – PP and LBC granted 04/03/2014 for *Installation of new double glazed rear doors with sidelights and new front door and security gate, at lower ground level.* (Basement flat)

2013/8277/L – LBC granted 31/01/2014 for *Internal alterations at ground floor level including the installation of secondary glazing and removal of non-original partitioning.*

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 first, second and third floors; separate applications have been submitted for works to the flats on the other floors.

Exterior:

- 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 low down to the rear roof slope 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.
- It is proposed to replace the existing non-original French doors to the rear at first floor and roof level with new double glazed French doors to match the existing. The position and simple form of the doors mean that the use of double glazing in this location will not cause harm to the appearance of the building or the visual consistency of the wider terrace. No original or significant fabric will be affected.
- It is proposed to replace the existing non-original casement windows at roof level with new double glazed casements. The position and simple form of the windows mean that the use of double glazing in this location will not cause harm to the appearance of the building or the visual consistency of the wider terrace. No original or significant fabric will be affected.

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 at second floor levels. 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.
- Minor alterations to partitions are proposed throughout; these will not detrimentally impact upon any significant or historic fabric nor the building's original pan form.

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.