

Delegated Report		Analysis sheet	Expiry Date:	14/02/2014
		N/A / attached	Consultation Expiry Date:	13/02/2014
Officer		Application Number(s)		
Victoria Pound		2014/0156/P 2014/0213/L		
Application Address		Drawing Numbers		
First Floor Flat 17 Ampton Street London WC1X 0LT		See decision letter.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Replacement of existing rear glazed door, windows and flue, and installation of new air brick, all at first floor level.				
Replacement of existing rear glazed door, windows and flue, and installation of new air brick, plus internal alterations, all at first floor level.				
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	13	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Press and site notices displayed – no response received.					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC - no response received.					

Site Description

Grade II listed terraced house, now flats. One of a terrace of three dating from c1835-9. By William Cubitt. Within the Bloomsbury Conservation Area.

The buildings appear to have been substantially rebuilt behind retained facades, possibly following bomb damage, and are deeper on plan than the neighbouring terrace buildings. The rear elevations are modern and were not rebuilt in facsimile. There are no original features remaining internally, but a semblance of the original two room floor plan is retained.

Applications have been submitted for similar works to the other flats within the building; these are being considered separately.

Relevant History

(15 Ampton Street, adjacent) 2013/1339/P & 2013/1755/L - PP&LBC granted 21/05/2013 for *Internal and external alterations to including minor alterations to internal layout and the replacement of rear windows and glazed door with timber framed double glazed windows and door.*

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 self-contained flat which occupies the first floor.

It is proposed to replace the non-original rear glazed door and windows with timber-framed double glazed door and windows, detail to match the existing. These windows and doors are modern, and their design does not replicate the originals. Double glazing within these non-original openings will not involve the loss of any historic fabric nor will it have any detrimental visual impact or cause harm to the architectural integrity of this part of the building. A small replacement flu and new air brick will be installed, which will have a limited impact on the appearance of the building. The character and appearance of the CA will be unaffected by the works.

Internally, minor reconfiguration of partitions and the replacement of plasterboard with fire-rated plasterboard is proposed. These works will not cause harm to the special interest of the building.

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.