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|--|--|-------------------------------------|----|----------------------------------|----|-------------------------------------|----|
| <b>Delegated Report</b>  |  | <b>Analysis sheet</b>               |    | <b>Expiry Date:</b>              |    | 17/02/2014                          |    |
|  |  | N/A / attached                      |    | <b>Consultation Expiry Date:</b> |    | N/a                                 |    |
| <b>Officer</b>   |  |                                     |    | <b>Application Number(s)</b>     |    |                                     |    |
| Victoria Pound   |  |                                     |    | 2013/8277/L                      |    |                                     |    |
| <b>Application Address</b>   |  |                                     |    | <b>Drawing Numbers</b>           |    |                                     |    |
| Ground Floor Flat<br>13 Frederick Street<br>London<br>WC1X 0NF   |  |                                     |    | See decision letter.             |    |                                     |    |
| <b>PO 3/4</b>  |  | <b>Area Team Signature</b>          |    | <b>C&amp;UD</b>                  |    | <b>Authorised Officer Signature</b> |    |
|  |  |                                     |    |                                  |    |                                     |    |
| <b>Proposal(s)</b>   |  |                                     |    |                                  |    |                                     |    |
| Internal alterations at ground floor level including the installation of secondary glazing and removal of non-original partitioning. |  |                                     |    |                                  |    |                                     |    |
| <b>Recommendation(s):</b>  |  | Grant listed building consent.      |    |                                  |    |                                     |    |
| <b>Application Type:</b>   |  | Listed Building Consent             |    |                                  |    |                                     |    |
| <b>Conditions or Reasons for Refusal:</b>  |  | Refer to Draft Decision Notice      |    |                                  |    |                                     |    |
| <b>Informatives:</b>   |  |                                     |    |                                  |    |                                     |    |
| <b>Consultations</b>   |  |                                     |    |                                  |    |                                     |    |
| <b>Adjoining Occupiers:</b>  |  | No. notified                        | 00 | No. of responses                 | 00 | No. of objections                   | 00 |
|  |  |                                     |    | No. electronic                   | 00 |                                     |    |
| <b>Summary of consultation responses:</b>  |  | N/a – internal Grade II works only. |    |                                  |    |                                     |    |
| <b>CAAC/Local groups* comments:</b><br>*Please Specify   |  | N/a – LBC only.                     |    |                                  |    |                                     |    |



## 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

None relevant.

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage  
DP25 Conserving Camden's heritage

## 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 flat at the ground floor level only; separate applications have been submitted for works to the accommodation within the other floors. It is proposed to remove the kitchen and associated non-original partitioning from the rear room, in order to enlarge the bedroom. The kitchen will be relocated to the front room, with the kitchen units supported along the dividing wall between the front room and entrance hall. This wall will be lined with plasterboard supported on battens to provide support for the kitchen units and to achieve greater fire separation between the flat and communal areas. This will not detrimentally affect any retained historic fabric as the retained skirtings and other mouldings will be left in situ and scribed around.

Secondary glazing will be installed to the front and rear windows; this is a slim, metal framed system which will have a very limited visual and physical impact, and is considered to be acceptable.

The retained historic panelled doors are to be upgraded for fire protection using intumescent paint, which is considered acceptable.

Very minor alterations to the position of doors in to the bathroom and under stairs cupboard area are proposed, and a small area of localised raising of the floor under the stairs in order to allow for adequate headroom in the flat below. This will not have a significant or detrimental impact on any historic fabric nor the original plan form, and these aspects are therefore considered acceptable.

The front door is damaged and proposed to be replaced in facsimile.

In summary the proposed works are considered to preserve the special interest of the building, in line with local and national policy considerations. Approval is therefore recommended.