

Delegated Report		Analysis sheet		Expiry Date:		14/02/2014	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2014/0190/L			
Application Address				Drawing Numbers			
Ground Floor Flat 20 Frederick Street London WC1X 0ND				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Refurbishment and alterations, including upgrading fire and acoustic separation, new secondary glazing to rear sash windows, alterations to non-original internal partition.							
Recommendation(s):		Grant listed building consent.					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/a – internal Grade II only.					
CAAC/Local groups* comments: *Please Specify		N/a – LBC only.					

Site Description

Grade II listed building, one of a terrace of 8 dating from 1827-32 by William Cubitt. The building is 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 exterior and accommodation within the other floors.

It is proposed to remove the kitchen from the rear room and to use this room as a separate bedroom, rather than use the front room as a bed-sitting area as at present. The kitchen function 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 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 panelled doors, including the historic double doors on the spine wall, are to be upgraded for fire protection using intumescent paint, which is considered acceptable.

Very minor alterations to the position of non-original partitioning are proposed within the rear room and the bathroom; this will have no impact on the building's special interest.

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.