

Delegated Report		Analysis sheet		Expiry Date:		01/10/2013	
		N/A / attached		Consultation Expiry Date:		19/9/13	
Officer				Application Number(s)			
Alan Wito				2013/5025/L			
Application Address				Drawing Numbers			
12 Flitcroft Street London WC2H 8DJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details pursuant to condition no. 2b (glazed doors) and c (windows) for listed building consent granted (3/9/2012) (ref:2012/3299/L) for alterations to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of new glazed and timber doors within the existing loading arch on the front elevation at ground floor level, and internal alterations to include new wc's, internal lifts and stairs and alterations to partitioning.							
Recommendation(s):		Grant					
Application Type:		Approval of Details (Listed Building)					
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:		A site notice was put up outside of the property from 22/8/13 to 12/9/13 and a press notice published on 29/8/13 but no responses were received as a result of this.					
CAAC/Local groups* comments: *Please Specify		Covent Garden Community Association raised no objection to the proposals.					

Site Description

The building comprises a four-storey building located on the north side of Flitcroft Street (a narrow pedestrian alley). The building was formally used as a warehouse, and is used as open-plan offices that are currently vacant. The site lies within a group of similar buildings where the predominant land use is for commercial purposes.

The site is grade II listed and also lies within the Denmark Street Conservation Area.

Relevant History

Planning permission and listed building consent were granted on 3/9/12 for alterations to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of glazed and timber doors within the existing loading arch on the front elevation at ground floor level, and installation of a new internal lift (ref: 2012/3251/P and 2012/3299/L).

An application to amend the above schemes was approved on 30/11/12 for the variation of condition 4 (development to be carried out in accordance with the approved plans) pursuant to planning permission granted on 03/09/2012 (ref 2012/3251/P for alterations to include replacement of all windows from timber and metal to steel framed, replacement of roof coverings and rooflights, removal of two ground floor shutters and installation of glazed and timber doors within the existing loading arch on the front elevation at ground floor level and installation of a new internal lift) to allow for minor material amendments to include the replacement of the proposed timber doors to the main entrance with glazed door and installation of a new aluminium framed double glazed door forming a secondary entrance (refs: 2012/5332/P and 2012/5331/L).

Details of condition 2a, d and e for 2012/3299/L were approved on 3/9/13 (ref: 2013/3028/L).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

Condition 2b and c required:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

b) Plan, elevation and section drawings of new glazed entrance door and screen at a scale of 1:10 with typical glazing bar details at 1:1.

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1. “

Details have been submitted for both outstanding parts of the condition which show appropriately designed windows for the industrial character of the building. Although double glazed the windows will feature integral glazing bars with a flat out profile.

The submitted details comply with the requirements of the condition and ensure the special interest of the listed building will be preserved.