

Delegated Report		Analysis sheet	Expiry Date:	19/09/2013
		N/A / attached	Consultation Expiry Date:	N/A
Officer			Application Number(s)	
Alan Wito			2013/4743/L	
Application Address			Drawing Numbers	
Flat 8 31-32 John Street London WC1N 2AT			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Retention of secondary glazing for to second floor front windows of existing flat (Class C3).				
Recommendation(s):		Grant		
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					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The subject property is a Grade II listed terrace (numbers 29-36 consecutive) located in the Bloomsbury Conservation Area. It was completely rebuilt in the 1960's and then refurbished in the 1980's.

From the street the building appears as a mid terrace house of six storeys (including basement and mansard) but internally it is a modern office building divided into numerous spaces. It has no historical or architectural merit internally, at rear or at roof level, but the character and architectural features of its front façade are in keeping with the overall terrace of eight dwelling houses, which date from 1754-59. As such, its special interest is its front façade as part of the group value of the terrace.

Relevant History

Planning permission and listed building consent were granted on 2/12/11 for the change of use of commercial (Class B1) building to residential (Class C3) to create 15 new residential units (4 x 1 beds, 6 x 2 bed market units and 2 x 2 bed social rented units and 3 x 3 beds) as well as additions and alterations to include demolition of existing rear facade for proposed new rear facade with inset balconies, demolition of existing plant enclosure at roof level for replacement with new structure, and minor alterations to front railings to street plus the installation of a new refuse lift from basement lightwell to the street level to existing listed building (refs: 2012/4196/P and 2012/4343/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

National Planning Policy Framework

Assessment

Secondary glazing has been installed to the bedroom window of flat 8 which faces onto John Street.

The secondary glazing itself has been designed as an inner sash whose framing arrangement replicates the sash window in front but with a slimmer profiles. The building was rebuilt behind the façade so the secondary glazing has no impact on the interior. Externally the only impact is a glimpse of the meeting rail, however due to its slender proportions it has a minimal impact on the building's appearance.

The special interest of the building is preserved by the works and therefore it is recommended that consent is granted.