

Delegated Report		Analysis sheet	Expiry Date:	30/04/2013
		N/A / attached	Consultation Expiry Date:	N/a
Officer			Application Number(s)	
Victoria Pound			2013/1805/L	
Application Address			Drawing Numbers	
Upper Maisonette 68 Frederick Street LONDON WC1X 0ND			See decision letter.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Internal alterations at first to third floor levels, including alterations to layout, and addition of secondary glazing.				
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					
CAAC/Local groups* comments: *Please Specify	N/a					

Site Description

Grade II listed house, one of a terrace of 10 dating from 1823-27 by Thomas Cubitt. Within the Bloomsbury Conservation Area.

Relevant History

68 Frederick St - Ground floor flat

2013/1266/P & 2013/1714/L – PP and LBC granted 03/06/2013 for *Rebuild side wall of the existing rear extension and installation of a casement window to side elevation of rear extension at ground floor level, plus installation of shared satellite dish at roof level, in connection with ground floor flat (Class C3).*

68 Frederick St – basement flat

2013/1271/P & 2013/1716/L – PP and LBC granted 30/04/2013 for *Alterations at basement level to include partial rebuilding of party wall, infill existing rear door opening and installation of casement window all to existing rear wing, formation of French doors to rear elevation, removal of non-original entrance lobby partition and door, replacement of front door and installation of security gate within front basement lightwell in connection with basement flat (Class C3).*

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 upper maisonette, which occupies the first, second and third (attic) floors of the building.

Within the rear room at first floor level, and all windows at second floor level, it is proposed to install slim, metal-framed secondary glazing to the window; this will not have a harmful impact on the window surround nor the character of this room, and is considered to be acceptable in listed building terms.

At second floor level, it is proposed to reconfigure the rear room to house the bathroom, which will be relocated here from the front room at this level. The removal of the existing non original partitions within the front room is welcomed as it will restore the proportions of this room. Repair / facsimile replacement as necessary of non-original rotten sashes to the front elevation at this level is also proposed; this is considered acceptable as there will be no loss of historic fabric.

New fire doors are proposed at third floor level; again, no historic fabric will be affected.

In summary, the proposed works are considered to preserve the building's special architectural and historic interest. The relevant local and national policies are met, and therefore the application is recommended for approval.