

Delegated Report		Analysis sheet		Expiry Date:		17/01/2013	
		N/A / attached		Consultation Expiry Date:		3/1/13	
Officer				Application Number(s)			
Alan Wito				2012/6149/L			
Application Address				Drawing Numbers			
1 Frederick Street London WC1X 0NG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of structural statement pursuant to condition 3 of listed building consent 2011/5388/L, dated 16.1.12, for internal and external works in connection with the reinstatement of the single family dwellinghouse (Class C3).							
Recommendation(s):		Approve					
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 press notice was published on 13/12/12 which expired on 3/1/13. A site notice was put up outside of the property which ran from 5/12/12 to 26/12/12. No responses have been received as result of these.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the south side of Frederick Street, close to the junction with Kings Cross Road. The building forms part of a terrace of 4 houses dating from circa 1835-39, which was designed by William Cubitt. It is three storeys in height with a basement (lower ground) below. The front façade is finished in stucco which is typical of terrace house development from the Regency period, however unlike the other buildings in the group a mid 19th century projecting shopfront has been installed at ground floor level.

The terrace is grade II listed and lies within Bloomsbury Conservation Area. Although the list description makes no reference to the significance of the shopfront, it is included in the list of shopfronts being of merit as listed in the Bloomsbury Conservation Area Appraisal and Management Strategy 2011.

Relevant History

1976 – Permission was granted for the display of signage at ground floor level (ref: CA151/AD278).

2011 - Planning permission and listed building consent were granted for internal and external works in connection with the reinstatement of the single family dwellinghouse (Class C3), involving a change of use of the ground floor restaurant (Class A3) to residential, the erection of a single storey rear extension, reintroduction of front lightwell with associated staircase and railings, new terrace with railings at front first floor level and installation of 2x roof lights on front roof slope, and other associated internal and external works (refs: 2011/5300/P and 2011/5388/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

NPPF 2012

Assessment

Condition 3 required:

“A structural statement from a qualified structural engineer shall be submitted and approved in writing by the council before works commence showing the method for supporting the structure of the building's front elevation during works.”

The condition was attached as it was originally envisaged that the projecting shopfront structure would be removed before the new façade at ground floor was constructed which would necessitate the support of the main façade. An e-mail from a qualified chartered structural engineer now advises that the intention is that the existing shop front will remain in place whilst the new wall is constructed. It is also advised that no structural supports will be removed as part of this work.

The submitted information is considered sufficient to satisfy the requirements of the condition and therefore it is recommended that the application is approved.

Disclaimer

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