

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	07/12/2012
		N/A / attached		<b>Consultation Expiry Date:</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Charles Rose			a) 2012/4155/P b) 2012/4158/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
57 A SWINTON STREET LONDON W1X 9NT			Refer to decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
a) External alterations including the installation of new glazed doors to front and rear lightwells in connection with existing residential Flat (Class C3). b) External and internal alterations including the installation of glazed doors to front and rear light wells, renewal of electrical and mechanical services (boiler flue, extract fan terminals), installation of insulated floor at basement level, and secondary glazing to front elevation at ground floor level in connection with existing residential Flat (Class C3).					
<b>Recommendation(s):</b>		a) Grant planning permission b) Approve listed building consent			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>04</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site and Press Notice: No response  The site notice was displayed between 26 <sup>th</sup> October 2012 and 16 <sup>th</sup> November 2012. The press notice was advertised between 1 <sup>st</sup> November 2012 and 22 <sup>nd</sup> November 2012					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	Bloomsbury CAAC: In the exceptional circumstances of a very noisy street we have no objection to these proposals on condition that the secondary glazing is; 1. Fixed with screws so it is reversible 2. no existing timber work (cills etc) are cut.					

## Site Description

Lower Ground Floor flat located on the south side of Swinton Street. The properties are grade II listed and within the Bloomsbury Conservation Area.

## Relevant History

04/12/1986 APPROVED - Change of use and works of conversion to provide a two-bedroom maisonette on the lower ground and ground floors; a one-bedroom flat on each of the second and third floors and a bedsit unit on the first floor Ref: 8601584.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

Bloomsbury Conservation Area Appraisal and Management (2008)

NPPF

## Assessment

External alterations include installation new French doors to front and rear lightwells in connection with existing residential Flat (Class C3). The existing front lightwell entrance door is blocked and would be reopened. The rear door and side light is modern and would be replaced with French doors. The design of the new fenestration would satisfactorily relate to the building and would therefore preserve the character of the building and area. Overall the various alterations do not harm the appearance of the building or character of the conservation area. The works do not affect the amenity of the neighbour occupants but would increase light and ventilation to existing flat.

Internal alterations include repositioning the existing bathroom, renewal of electrical and mechanical services (boiler flue, extract fan terminals), installation of insulated floor at basement level, and secondary glazing to front elevation at ground floor level.

Internally the flat contains no historic fabric or features. The historic layout would be unaffected at this level by the proposed works. There are not timber shutters or joinery on the ground floor which will be affected by the introduction of secondary glazing. The glazing is reversible. No harm would be caused to the special interest of the building by the proposed internal alterations which are considered necessary and appropriate to upgrade the building for habitable use. As such the proposed works would not affect the significance of the listed building and no objection is raised to the scheme

**Disclaimer**

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