

Delegated Report		Analysis sheet		Expiry Date:		06/12/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2012/4190/L			
Application Address				Drawing Numbers			
Flat 1st Floor 26 Frederick Street London WC1X 0ND				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of secondary glazing and internal works to include the installation of a suspended ceiling to kitchen, hall and shower-room, alterations to partitions, replacement of non-original glazed door with timber door, unblocking of existing fireplace and repair of mechanical/electrical systems to studio flat (Class C3).							
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 – internal Grade II works only.					
CAAC/Local groups* comments: *Please Specify		N/a – listed building consent only.					

Site Description

One of a terrace of 8 houses dating from c1827-32, by William Cubitt. Within the Bloomsbury Conservation Area.

Relevant History

None directly relevant.

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 existing bedsitting accommodation at the first floor level only.

It is proposed to install a simple, painted timber fire surround within the front room, which will help to restore the character of the room. The rear room has been divided into a kitchen and WC; it is proposed to reconfigure these non-original partitions, creating a slightly more generous kitchen area, and to install a suspended ceiling over the hallway/bathroom, in order to conceal services within this area. Secondary glazing is proposed to the rear window; this will take the form of a simple, slim metal framed system which will not have a detrimental visual or physical impact upon the window. Secondary glazing is not proposed within the front room as this window retains a deep reveal with shutters; it is intended to repair/overhaul these in order that they can be used.

The works proposed are minor in nature and are considered to preserve the building's special interest at this level. The relevant local and national policy requirements are met and approval is therefore recommended.

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