

Delegated Report		Analysis sheet		Expiry Date:		30/10/2012	
		N/A / attached		Consultation Expiry Date:		20/11/2012	
Officer				Application Number(s)			
Victoria Pound				2012/4057/L			
Application Address				Drawing Numbers			
29 AND 31B FREDERICK STREET LONDON WC1X 0NF				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations at basement and ground floor level, including installation of secondary glazing, alterations to partitioning, and formation of new shower rooms plus external alterations to include the replacement of the rear door at basement level and casement window at rear ground floor level to No.29.							
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:		Press and site notices displayed – no responses.					
CAAC/Local groups* comments: *Please Specify		N/a – listed building only.					

Site Description

2 x Grade II listed buildings within the Bloomsbury conservation area. 29 Frederick St is a small, two storey (basement and ground level) infill building positioned between two terraces, dating from c1834, by Thomas Cubitt. Its original purpose is unknown but it is now in residential occupation. No. 31 is a 5-storey end of terrace house dating from c.1845-7, possibly by William Cubitt. It is now in use as flats.

Relevant History

PP and LBC granted for creation of flats, 30/09/1976.

Relevant policies

LDF Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage
DP25 Conserving Camden's heritage

Assessment

Works of alteration are proposed inside and out, principally to no. 29, but also to a small part of 31 flat B (ground floor), in order to upgrade the existing accommodation.

Interior

At lower ground and ground floor levels within no. 29, it is proposed to remove the non-original partitions to form a single, larger room. This will not compromise the special interest of the building.

At ground floor level it is proposed to create a single door opening within the party wall with no. 31, in order to create a small shower room to serve no 29. A small amount of partitioning will be installed in the existing bathroom of no. 31 to subdivide the space. This small intervention is within a link area between the two buildings which is currently used as a bathroom, and will not have an impact on any significant historic plan form nor any principal room spaces. It allows the rooms within no. 29 to be opened up.

Within no. 31 at ground floor level, it is proposed to reconfigure the existing kitchen and lobby arrangement within the front room, which will make better use of the space without compromising its significance.

Slim, metal-framed secondary glazing is proposed to be installed to all sash windows with the exception of the ground floor front window to no. 31, where the decorative timber reveal cannot comfortably contain a secondary glazing unit. The remaining windows will not be compromised by the installation of secondary glazing.

Externally, it is proposed to replace the existing non-original timber and glass rear door to no. 29 with a more fully glazed timber framed door, in order to increase the amount of available light into the bedroom at this level. It is also proposed to replace a small, non-original casement window within the link area at ground floor level with a double glazed casement, in a slightly elevated position. A brick arch lintol will be installed above, which will improve the appearance of this element. The external changes are considered to preserve the building's special interest.

In summary, the proposed works of alteration are considered to preserve the building's special architectural and historic interest, in line with relevant local and national policy. Approval is therefore recommended.

It is recommended that an informative is added which clarifies that planning permission is also required for the proposed external works.

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