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| Delegated Report | | Analysis sheet | | Expiry Date: | | 14/11/2012 | |
| | | N/A / attached | | Consultation Expiry Date: | | 25/10/2012 | |
| Officer | | | | Application Number(s) | | | |
| Victoria Pound | | | | 2012/4186/L | | | |
| Application Address | | | | Drawing Numbers | | | |
| 27 Frederick Street London WC1X 0NF | | | | See decision letter. | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
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| Proposal(s) | | | | | | | |
| Internal alteration to the first floor level, external rear alteration to roof terrace door and fanlights (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: | | Press and site notices displayed – no responses. | | | | | |
| CAAC/Local groups* comments: *Please Specify | | N/a – listed building consent only. | | | | | |

Site Description

Grade II listed building in the Bloomsbury Conservation Area, one of a terrace of 10 houses dating from c. 1827-32 by William Cubitt. Now in use as flats.

Relevant History

2008/4520/P & 2008/4551/L – **Planning permission and listed building consent granted** 10/11/2008 for *External alterations to basement flat including the replacement of rear window with french doors and new rear door and Internal alterations and refurbishment and external alterations to rear elevation to basement flat.*

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 flat at the first floor level only.

The rear room has been divided up and houses a bathroom, kitchen and small entrance hall. It is proposed to slightly reconfigure this non-original partitioning, which is considered to be acceptable as it will not compromise the area further. The cornice has been covered over within the bathroom but is partially visible in the kitchen and hall areas. It is proposed to replace the suspended ceiling within the bathroom and a new suspended ceiling in the hall and kitchen areas, in order to be able to provide adequate task lighting (e.g. recessed downlighters) within these areas without cutting into the historic ceiling. The ceiling will not impact upon the window head or architrave in the rear room, and the existing cornice will be retained in situ and not affected.

The existing historic rear room door (which now forms the entrance door to the flat) will be retained and upgraded with intumescent paint.

Externally, it is proposed to replace the existing, non-original timber-framed French doors in facsimile. It is proposed to alter the fanlight above slightly, to incorporate two panes rather than a single pane. This alteration will not have a significant impact upon the building's special interest and is considered to be acceptable.

In summary, the proposed works are minor in nature and will see the retention of remaining historic fabric. The proposals comply with the relevant local and national policy requirements, and as such, approval is recommended.

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