

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	12/11/2012
		N/A	Consultation Expiry Date:	(1) & (2) 25/10/2012
Officer			Application Number(s)	
Angela Ryan			(1) 2012/4184/P (2) 2012/4182/L	
Application Address			Drawing Numbers	
20 Ampton Street London WC1X 0LX			Refer to draft decision notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
(1) Alterations including the installation of 1x rooflight, installation of secondary glazing to windows, and the installation of a communal satellite dish, in association with the refurbishment of the existing dwellings (Class C3) (2) External and internal alterations at ground, first and second floor levels, including alterations to the communal and maisonette entrances, installation of 1x rooflight, installation of secondary glazing to windows, renewal/repair of mechanical and electrical systems, installation of a communal satellite dish and internal alterations at ground, first and second floor levels in association with the refurbishment of the existing dwellings (Class C3)				
Recommendations:		(1) Grant Planning Permission (2) Grant Listed Building Consent		
Application Type:		1) Full Planning Permission 2) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	16	No. of responses	1	No. of objections	1
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed between 28/09/12 and 19/10/12 and a notice published in the local press on 04/10/12 expiring on the 22/10/12. One letter of objection was received from the occupier of Flat A, 20 Ampton Street. A summary of the objections are as follows:- - Not sure of the works proposed <i>(Officer's response: The proposed works are outlined in the schedule of existing features and related works document submitted in support of the applications)</i> - Noise nuisance, vibrations and mess from the proposed building works <i>(Officer's response: See section 3 of this report)</i> - Sharing a small communal hallway with the workmen <i>(Officer's response: The proposed works are confined within the application site which comprises a self-contained unit and therefore will not encroach upon the neighbouring unit at no. 20A Ampton Street)</i>					
CAAC/Local groups comments:	Bloomsbury CAAC: No comments/objections have been received to date.					

Site Description

The application site comprises a three-storey mid terrace Georgian town house that has been subdivided into 2 maisonettes. It lies within a terrace of similar properties that are homogenous in their design. The predominant land-use in the area is residential.

The site is grade II listed building and also lies within the Bloomsbury Conservation Area.

Relevant History

06/09/1976- Permission **granted** for the conversion of the premises into 2 x 4 person maisonettes. (Ref: 22367)

06/09/1976 –Listed building consent **granted** for alterations involved in the conversion of 20 Ampton Street, WC1 into 2 x 4 person maisonettes. (Ref: HB1369)

Relevant policies

LDF Core Strategy and Development Policies 2010

Core Strategy:

CS1 (Distribution and growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24(Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning 2011:

CPG1- Design: Chapters 1, 2, 3 and 4

CPG6- Amenity: Chapter 7

Bloomsbury Conservation Area Appraisal and Management (2008)

London Plan 2011

National Planning Policy Framework 2012

Assessment

1. Proposal

1.1 The applicant proposes works of repair and improvements to the existing maisonette which forms part of a portfolio of properties acquired by the Community Housing Association.

1.2 During the course of the application the scheme has been amended to omit the secondary glazing proposed in the front room located at first floor level. The applicant has also confirmed that the non-original shelves and arches are to be removed from the chimney breast recesses and that the historic joinery (cupboards) below the arched alcoves in the front room located at first floor level will be retained.

1.3 The key issues to consider are:

- The impact on the special historic character of a listed building and on the character and appearance of the Bloomsbury Conservation Area; and
- The impact on amenity.

2. Impact on the character and appearance of the listed building and conservation area

2.1 Planning application works include:

1st Floor:

- Installation of Selectaglaze double glazing on the rear elevation.

2nd Floor:

- Installation of Selectable secondary glazing to the front and rear elevations.

Roof:

- Installation of a velux rooflight in the valley roof in order to provide natural light into the enlarged bathroom.
- Installation of a satellite dish

2.2 Listed building works include:

Ground floor:

- Removal of non-historic handrail to the existing staircase

1st Floor:

- Installation of selectaglaze double glazing on the rear elevation
- Brick up redundant boiler flue hole and installation of a new boiler flue
- Reduction in size of riser duct
- Removal of non-historic mopstick handrails, shelves and arched alcoves, and upgrading the original panelled door involving fire resistant paint in the front room

2nd Floor:

- Installation of selectable secondary glazing to the front and rear elevations
- Reduction in size of riser duct
- New timber stud partition and door to enlarged bathroom
- Replacement of all doors with solid timber fire resistant doors
- Renew all second floor plaster board

Roof:

- Installation of a velux rooflight in the valley roof in order to provide natural light into the enlarged bathroom.
- Installation of a satellite dish

2.3 It is considered that the proposed secondary glazing would not affect any of the internal joinery.

The fenestration pattern would match that on the existing retained windows on the application site and therefore no design issues are raised.

2.4 The proposed rooflight would not be seen from the street and therefore not unduly affect the character or the historic fabric of the listed building. The satellite dish is proposed to be fixed to the existing chimney stack and be sited as less obtrusively as possible in order to minimise its impact on the listed property and the visual amenity of the area in general.

2.5 In terms of the listed building application, the proposed internal works as revised are considered to be acceptable and would not unduly affect the character of the building or relevant spaces; nor harm the historic interest/fabric of the listed building.

The proposal would preserve and enhance the character and appearance of the host building and conservation area and as such the proposed works are considered to be acceptable and no objections are raised.

3. Amenity

3.1 The proposed works would not give rise to adverse impacts in terms of the loss of daylight/sunlight, outlook, overlooking or privacy and would therefore not have any significant impact on existing residential amenity.

3.2 Objections have been received from the adjoining occupier in terms of the impact which the development would have on their living conditions through noise nuisance, vibrations and mess from the proposed building works.

3.3 The proposed works are considered to be of a fairly minor nature and are required for the repair of the building and improvement of the internal layout. It is considered that the works as outlined are such that would not require heavy construction machinery and therefore it is envisaged that any vibrations associated with the works would be minimal and would not significantly affect residential amenity.

3.4 In terms of the objections relating to construction noise and mess it is considered that these would be those that are commonly associated with repair/construction work and it would be unreasonable for the Council to refuse the application on this basis. Moreover an informative would be appended to the decision notice to make the applicant aware of their requirement to undertake the works in accordance with Environmental Health regulations.

4. Recommendation:

- (1) Grant planning permission
- (2) Grant listed building consent

DISCLAIMER

Decision route to be decided by nominated members on Monday 5th November 2012.
For further information please click [here](#).