

Delegated Report		Analysis sheet	Expiry Date:	05/11/2012
		N/A / attached	Consultation Expiry Date:	25.10.12
Officer			Application Number(s)//	
Charles Rose			a) 2012/4150/P b) 2012/4154/L	
Application Address			Drawing Numbers	
28A Frederick Street London WC1X 0ND			Refer to decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
a) External alterations including replacement of window and door by 2 windows in closet wing, installation of new french doors to rear elevation, installation of security gates to front entrance door and to vault in front lightwell and the erection of 1.8m high brick boundary wall in rear garden. b) External alterations including replacement of window and door by 2 windows in closet wing, installation of new french doors to rear elevation, installation of security gates to front entrance door and to vault in front lightwell and the erection of 1.8m high brick boundary wall in rear garden; internal alterations to flat including rearrangement of room partitions and installation of secondary glazing to all windows				
Recommendation(s):		a) Grant planning permission b) Approve listed building consent		
Application Type:		Full Planning Permission		
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice		
Informatives:				

Consultations

Adjoining Occupiers:	No. notified	18	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Site and Press Notice: No response The site notice was displayed between 27 th September 2012 and 18 th October 2012. The press notice was advertised between 4 th October 2012 and 25 th October 2012					
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC: No response					

Site Description

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

Relevant History

N/a

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- replacement of window and door in closet wing by 2 new windows, installation of new french doors to rear elevation, installation of security gates to front entrance door and to vault in front lightwell; erection of 1.8m high brick partition wall in rear garden to separate the gardens between basement flat and upper floor maisonette.

Internal alterations include- rearrangement of rooms and partitions, installation of secondary glazing to all windows as well as renewal of electrical and mechanical services (boiler flue, extract fan terminals).

Externally the existing rear door and windows are both modern and as such there is no objection with replacing these with windows and doors. The design of the new fenestration would satisfactorily relate to the age and style of the building and would therefore preserve the character of the building and area.

The new security gate beneath the front elevation steps would improve security and would be suitably set back under the ground floor bridge so as to not be obtrusive in the street scene. The additional security gate and opening into a basement vault will have not effect on the building or streetscene. The new 4 panelled front door would match the age and style of the building. Overall the various alterations do not harm the appearance of the building or character of the conservation area. The new garden wall will not harm neighbour amenities.

Internally the flat contains no historic fabric or features. The historic layout is intact but would be unaffected by the proposed works. 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

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444