

Delegated Report		Analysis sheet		Expiry Date:		12/09/2012	
		N/A / attached		Consultation Expiry Date:		06/09/2012	
Officer				Application Number(s)			
Victoria Pound				2012/3747/L			
Application Address				Drawing Numbers			
55 Neal Street London WC2H 9PJ				See decision letter.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Replacement of a timber framed and clear glass entrance door at ground floor level with a timber framed and frosted glass door.							
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:		<p><u>Press and site notices</u> displayed. One response received from Covent Garden Community Association (CGCA), who comment that, "While the CGCA does not object to this application, we would prefer that the applicant retained the arch within the door and note that the current door's glazing bar could be used."</p> <p>Response – door detail amended. See main body of report, below.</p>					
CAAC/Local groups* comments: *Please Specify		See above.					

Site Description

Grade II listed former warehouse dating from the late C19, within the Seven Dials (Covent Garden) Conservation Area. In red brick with terracotta and stone dressings, in the Flemish Baroque style.

The ground floor is now in retail use, and has a plain, segmental-arched central doorway and segmental-arched windows to either side, the left hand window now a door. The doors and glazing within the openings at ground level date from the C20, and incorporate an arched detail which reflects the arched opening within which it sits.

Relevant History

PSX0204878 & LSX0204820 – PP and LBC granted 02/09/2002 for *Installation of new entrance*.

Relevant policies

LDF Core Strategy and Development Policies

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

Assessment

It is proposed to replace the left hand side door, which leads up to the residential accommodation on the upper floors. The existing door dates from c. 2002. It is in poor condition and is proposed to be replaced to provide better security.

The existing door incorporates a glazed centre panel and 9-pane arched glazed detail above this. It is proposed to replace it with a more solid timber and glass door, which takes its design cues from the arrangement of the existing door, but which seeks to replace the central glazed panel with a timber panel, and to incorporate small frosted glass lights at the top. These amendments to the design are proposed in order to provide additional security, but also to visually differentiate it from the commercial doors adjacent.

It was originally proposed to omit the arched detail within the door but the proposal has been amended to see this feature retained, in order to achieve visual consistency at ground level, which is welcomed, and takes on board the CGCA comments (above). Note that the existing glazing bars cannot be reused in the new door, but that this will not involve the loss of any significant or historic fabric, and that the detail will be replicated in the new door.

The detailed design of the proposed door is considered to preserve the building's special architectural and historic interest, and complies with relevant local and national policy. To this end, approval is recommended.

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

