

Delegated Report		Analysis sheet		Expiry Date:		29/03/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Victoria Pound				2012/0690/L			
Application Address				Drawing Numbers			
33 GOWER STREET LONDON WC1E 6HG				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of secondary glazing to front elevation windows on third floor.							
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:		N/a – internal Grade II works only.					
CAAC/Local groups* comments: *Please Specify		N/a – listed building consent only.					

Site Description

Grade II listed building dating from 1783 which forms part of a group of 18 terraced houses on the west side of Gower Street. Located within the Bloomsbury Conservation Area. In use as residential accommodation.

Relevant History

2011/5072/L: *Internal alterations including erection of partition walls to create new bathrooms at first and third floor level, removal of partitions and formation of new openings at first second and third floor levels.* **LBC granted 21/12/2011**

8570446: *Refurbishment of ground floor flat including partitioning of rear room to create a new bathroom* **Granted 21/05/1986**

HB544: *Erection of new partitioning on ground and basement of 33 Gower Street, W.C.1, and the construction of a timber staircase in the front area, giving separate access to the basement.* **Granted 14/03/1973**

12190 & 12191: *Change of use of 33 Gower Street W.C.1 from long term residential use to hotel use.* **Refused 07/01/1972**

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 install secondary glazing at third floor (attic) level, to the front elevation only, in order to reduce traffic noise within the building.

At third floor level, the dormer sash windows are set within shallow, plain-plastered reveals. The secondary glazing will comprise two, slim-framed, 1 over 1 sliding sashes which will be supported on battens which will be screw fixed into the window surround. This arrangement will not cause visual harm to the retained windows nor will it detrimentally affect the appearance of character of the room, and the glazing can be readily removed in the future and the area made good without physical damage to any significant fabric. The secondary glazing will not be visible from the exterior of the building.

It was originally proposed to install secondary glazing to the front windows at first and second floor levels also; however, these windows retain their original shutters set within deep reveals, which would be detrimentally affected by the affixing of secondary glazing, both in terms of the visual impact and the physical affixing of the new glazing to the timberwork and in preventing the shutters from being used and maintained. This element of the scheme has been removed from the proposal accordingly.

In summary, the installation of secondary glazing within the third floor is considered to preserve the building's special architectural and historic interest, complies with relevant local and national policy, and as such approval is recommended.

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