

Delegated Report		Analysis sheet		Expiry Date:		10/02/2012	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Charles Rose				2011/6316/L			
Application Address				Drawing Numbers			
6 Lincoln's Inn Fields London WC2A 3BP				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to replace window to rear ground floor internal atrium of existing house (Class C3).							
Recommendation(s):		Grant 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					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

Grade II listed mid terrace townhouse dating from late 17th Century, located on the north side of Lincolns Inn Fields within Bloomsbury Conservation Area.

Relevant History

12/03/2010 GRANTED Change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension. (Ref: 2009/0373/P)

22/04/2009 GRANTED Alterations and extensions in association with the change of use from Offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension and internal alterations. (ref: 2009/0376/L)

03/06/2010 GRANTED Change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension. (ref: 2009/5461/P)

12/03/2010 GRANTED Alterations and extensions in association with the change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension and internal alterations. (ref: 2009/5479/L)

29/07/2010 GRANTED Discharge of conditions 2 (samples of materials), 3 (sample panels) pursuant to planning application ref: 2009/5461/P (granted subject to a S106 agreement on 03/06/2010 for the change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two and three storey extension) and discharge of conditions 4a (drawings of first floor landing door) and 4b (drawings of new glass walkway and atrium) of listed building consent ref. 2009/0376/L (granted 22 April 2009 for Alterations and extensions in association with the change of use from offices (B1) to single family dwelling (C3) involving the demolition of existing two storey rear extension and replacement with part two storey and part three storey extension and internal alterations) (ref: 2010/2204/P)

22/09/2010 ENFORCEMENT case open – numerous unauthorised works including removal of original staircase, replacement windows and doors, installation of a/c units removal and adaption of panelling (ref: EN10/0903).

Relevant policies

LDF Core Strategy and Development Policies

DP25

Assessment

Consent is sought regularise unauthorised works at the above property. An original 8 over 8 double hung timber sash window with associated panelled reveals was removed without consent and replaced with a set of French doors.

The proposal seeks permission to reinstate a replica window as well as insert secondary glazing to the outer section of the window openings (within internal atrium) which is necessary for fire protection purposes.

The replacement window is a satisfactory scholarly replica of the original. The 30/30 fire rated secondary glazing is designed and positioned as discreetly as possible within the reveal including recessed frame.

The application is recommended for approval.

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