

Delegated Report		Analysis sheet		Expiry Date:		17/06/2011	
		N/A / attached		Consultation Expiry Date:		17/06/2011	
Officer				Application Number(s)			
Charles Rose				2011/2134/L			
Application Address				Drawing Numbers			
12 Sicilian Avenue London WC1A 2QD				Refer to decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
External and minor internal alterations in connection with maintenance works at ground and basement level including removal of security fittings, grills and fixtures, upgrading electrical supply and fittings to shop (Class A1).							
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:		Site Notice: No Response Press Notice: No Response					
CAAC/Local groups* comments: *Please Specify		N/a					

Site Description

Shopfront units which forms part of the Grade II listed shopping parade with offices, formerly flats, over, dating from 1906-10. In the Bloomsbury Conservation Area. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level.

Relevant History

01/05/2007 – Listed building consent granted for the alterations involving the erection of a new staircase at basement level and demolition of existing, works to merge unit 2-4 with unit 6, internal strip out of shopfittings, removal of security grills, repair and cleaning of shopfront. (ref: 2007/1201/L)

15/05/2007 LBC GRANTED - Erection of new ambulant disabled toilet in basement and repair of shopfront.(ref: 2007/1465/L)

24/07/2007 LBC GRANTED - Works associated with the display of new signage, and shop fitout. (ref: 2007/1898/L)

09/06/2011 LBC GRANTED - Works of internal refurbishment and minor alterations to retail unit at ground and basement levels. (ref: 2011/2117/L)

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24 DP25

Assessment

Listed building is consent sought for minor internal and external works to the basement and ground floor of retail unit (class B1) at 12 Sicilian Avenue including;

External

- Removal of redundant service equipment and external apparatus
- Remove security grille to fanlight
- Replacing existing awning (box to be protected during works, retained and reused)
- General refurbishment

Ground floor

- removing non-original partitions, removal of redundant fan at basement level; new stair and extract unit.
- General refurbishment
- Removal of redundant service equipment
- Replace stair balustrade
- Replace light fittings and flooring

Basement

- Replace door to w.c
- Install
- General refurbishment
- Removal of redundant service equipment
- Install new extract unit.

Externally the works would refurbish and improve the appearance of the shopfront. The awning would be replaced in line with the previously agreed 'signage strategy' to ensure consistency throughout the Avenue.

Internally no decorative features or other features of architectural interest would be affected by the works at either floor level. The replacement of the non-original W.c door would not harm the plan form. The existing staircase is of no historic merit and the new staircase is considered to be a suitable replacement.

The works would not harm the special interest of the listed building in compliance with the relevant policies and it is therefore recommended the application be approved.

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