

## **HERITAGE STATEMENT**

### **32 WARREN STREET, LONDON W1T 5PG**

1. The proposal is for the clinic (ground floor) and office (basement) to be converted to a two bedroom apartment. The prospects for any successful continued commercial use of the premises are slender given the change of market conditions generally and in Warren Street in particular (see Rent Evidence and Description documents).

No external alterations are in prospect.

2. The works involve:
  - no alteration or replacement of windows;
  - so as to create a through living room/kitchen on the ground floor the removal of the wall leading to the rear surgery together with the plasterboard partitions;
  - no alteration to the period staircase leading to the through living room/kitchen (the staircase apart there are no period features within the ground floor);
  - creation of a bathroom to replace the wet room;
  - no removal of any walls in the basement merely the moving forward of the door at the bottom of the stairs to being a door leading to the front bedroom (there are no period features in the basement);
  - additional damp proofing as necessary in the basement.
3. The building is grade II listed and Historic England's official list entry is below.
4. The building is believed to be Regency not George III as stated by Historic England and its original use would have been residential.

The historic use of the premises (as known) is contained in the Description document.

In 2008 listed building and planning consent was granted for a ground floor extension (2008/1498/L and 2008/2314/P) and in 2009 part change of use from Class B1 to D1 was granted (2009/4857/P).

5. The significance of this heritage asset is its exterior period appearance which will not be altered.

The proposal therefore conserves entirely the significance of this heritage asset.

**Mick Ruse**

A handwritten signature in black ink, appearing to read 'Mick Ruse', with a dotted line underneath it.

**10 September 2024**

**32heritage**

# NUMBERS 30-34 AND ATTACHED RAILINGS

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1379120**

Date first listed: **15-Sep-1988**

List Entry Name: **NUMBERS 30-34 AND ATTACHED RAILINGS**

Statutory Address 1: **NUMBERS 30-34 AND ATTACHED RAILINGS, 30-34, WARREN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

### Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

### Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **NUMBERS 30-34 AND ATTACHED RAILINGS, 30-34, WARREN STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Camden (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 29004 82148**

## Details

CAMDEN

TQ2882SE WARREN STREET 798-1/92/1677 (South side) 15/09/88 Nos.30-34 (Consecutive)  
and attached railings

GV II

5 terraced houses and later shops. c1788-98. Brown brick with red brick dressings to front; fronts of Nos 30-33 painted over. Welsh slate gambrel roofs with brick stacks. Double-depth

plan. 4 storeys. 2 windows each except No.33 with a third window over flat-arched entry to Warren Mews. Nos 32 and 33 with mid C19 shopfronts of cornices over plain fascia, plate-glass windows, panelled stallboards and panelled doors with overlights flanked by panelled pilaster strips. Similar shopfronts to Nos 30 and 31, but glazing bars removed in C20. No.34 with stucco ground floor and round-arched entrance with fanlight and C20 panelled door. Gauged red brick flat arches over mid C19 horned sashes. Similar sashes to rear. Parapets with stone coping. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to area of No.34.

Listing NGR: TQ2900282145

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **478486**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





## Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 10-Sep-2024 at 10:00:34.

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**End of official list entry**



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