

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		11/04/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		20/03/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Walker				2014/1172/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
24 -25 Bloomsbury Square London WC1A 2PL				Refer to decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Discharge of Condition 3h (Details of any works to upgrade the building in order to satisfy Fire or Building Regulations) pursuant to Listed Building Consent reference 2013/3915/L dated 20/12/13.							
<b>Recommendation(s):</b>		Approve details					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice and press notice – no responses.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/a					

## Site Description

This pair of Grade II listed buildings form part of a group of 5 houses dating from 1800-1805 and built by James Burton. The houses are of 4 storeys with basements and constructed of multi coloured stock brick. The windows have gauged red brick flat arches and there are continuous cast iron balconies at 1<sup>st</sup> floor level. The site is located within the Bloomsbury Conservation Area.

## Relevant History

Planning permission (2013/3881/P) was **granted** on 20 December 2013 for “Change of use from office use (Class B1) to residential use (Class C3) to provide seven self-contained flats (3 x one-bed, 1 x two-bed and 3 x three-bed) at lower ground to third floor levels of No.24 and part lower ground and ground to third floor levels of No.25, including demolition of rear ground floor extension at No.24. [THIS APPLICATION IS ASSOCIATED WITH A CONCURRENT APPLICATION AT 1 BEDFORD AVENUE REF: 2013/3880/P].

Listed Building Consent (2013/3915/L) was **granted** on 20 December 2013 for “Alterations in connection with a change of use from office use (Class B1) to residential use (Class C3) to provide seven self-contained flats, including demolition of a rear ground floor extension at No.24.”

## Relevant policies

### LDF Core Strategy and Development Policies

CS14 (Promoting high quality places and conserving our heritage)  
DP24 (Securing high quality design)  
DP25 (Conserving Camden's heritage)

## Assessment

This application seeks the discharge of condition 3h of Listed Building Consent 2013/3915/L. This required drawings of the following:

3h - Details of any works to upgrade the building in order to satisfy Fire or Building Regulations

Details have been submitted showing various roof sections, demonstrating where ventilation and insulation are to be incorporated. These are all considered acceptable. An insulated solid floor is to be installed at basement level.

Material is to be installed between the joists so as to provide 1 hour fire resistance between the floors of the building. The upgrading of doors to provide appropriate fire resistance has been included in this application but has also been submitted pursuant to conditions 3b and 3d which specifically requires details of proposed works to doors. This information is considered acceptable.

Modifications are to be made to windows 24.W.2E.07 and 25.W.2.E.04 so that these will open in the event of a fire and act as smoke vents for the buildings. This is so as to comply with building regulations with regard to protected means of escape. White coated metal arms are fixed to the inside face of the windows so that these will open automatically. Whilst these will have a minor visual impact on the windows they are a reversible intervention and are considered necessary in this instance.

Recommend discharge of condition 3h.