

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	27/12/13
		N/A	<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>	
Alan Wito			2013/7005/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Upper Flat 45 Great Russell Street London WC1B 3JL			See 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>				
Amendments to listed building consent granted 13/8/13 (ref:2013/4090/L), to increase the size of opening to first floor spine wall of flat (Class C3).				
<b>Recommendation(s):</b>		Grant		
<b>Application Type:</b>		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

The building forms part of a terrace of 6 house and shops. Designed in a modified French Renaissance style they are rendered in stucco with a rusticated ground floor which contains the shop front. Although the façade dates from the mid nineteenth century it appears that the previous 18<sup>th</sup> century building on the site was merely modified (rather than being demolished) as a small number of earlier features, such as panelling, remain inside.

The building is grade II listed and lies within Bloomsbury Conservation Area.

## Relevant History

### 44-45 Great Russell Street

September 2012 **PP and LBC Refused:** 2012/3774/P and 2012/3779/L - Change of use from retail use (Class A1) with associated office space to retail use (Class A1) at ground floor level and basement levels and retention of Studio office floorspace at rear ground floor level; new residential use (Class C3) as replacement of office (Class B) at first, second and third floor levels (3 x 1-bed flats), including extension at rear basement level by means of excavation works and infill of lightwell, removal of rear first floor extension to provide a terrace with balustrade, use of side and rear roof area as terrace with new access door and decking, replacement of rear first floor window with French doors, installation of plant equipment at roof level plus external kitchen extract pipes and creation of bin store and cycling spaces at rear ground floor level.

April 2013 **PP and LBC Approved:** 2013/0019/P and 2013/0020/L - Change of use from retail use (Class A1) with associated office space to retail use (Class A1) at ground floor level and basement levels and retention of Studio office floorspace at rear ground floor level; new residential use (Class C3) as replacement of office (Class B1) at first, second and third floor levels (3 x 1-bed flats), including extension at rear basement level by means of excavation works and infill of lightwell, removal of rear first floor extension to provide a terrace with balustrade, use of side and rear roof area as terrace with new access door and decking, alteration of rear first floor window with jib hinged door, plus external kitchen extract pipes and smoke extraction fan at roof level and creation of bin store and cycling spaces at rear ground floor level.

### 45 Great Russell Street

November 1995 **PP and LBC Approved:** 9500823 and 9570132 - Change of use and conversion of the first second and third floors from office use.

August 2013 **LBC Approved:** 2013/4090/L - Internal reconfiguration of private residence on 1st, 2nd and 3rd floors.

An enforcement case was opened in May 2013 with regard to the removal of panelling from the first floor rear closet wing room. The applicant has reinstated this and the case is closed

## Relevant policies

### LDF Core Strategy and Development Policies

**CS14** (Promoting high quality places and conserving our heritage)

**DP25** (Conserving Camden's heritage)

### National Planning Policy Framework 2012

## Assessment

Under the approved scheme an opening was permitted in the spine wall at first floor level. However during construction of this a steel post was revealed within the middle of the proposed opening. It is now proposed to enlarge to either side of the post. One side would allow access between rooms whilst the other side would be used for shelving which would maintain the sense of a division between the two rooms

As was mentioned in the previous report the fabric of this part of the building is modern.

In these circumstances the opening is considered acceptable and therefore it is recommended that consent is granted.