

Delegated Report		Analysis sheet		Expiry Date:		11/04/2011	
		N/A / attached		Consultation Expiry Date:		17/03/2011	
Officer				Application Number(s)			
Rob Willis				2011/0559/P 2011/0560/L			
Application Address				Drawing Numbers			
16 -17 Warren Street London W1T 5LP				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
2011/0559/P: Amendments to planning permission ref: 2008/3765/P dated 23/07/2009 comprising removal of a dormer window at rear elevation. 2011/0560/L: Amendment to listed building consent 2008/3788/L comprising removal of a dormer at rear elevation and internal alterations.							
Recommendation(s):		2011/0559/P: Grant planning permission, subject to a Section 106 agreement 2011/0560/L: Grant listed building consent					
Application Type:		2011/0559/P: Full Planning Permission 2011/0560/L: Listed building consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	30	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: Response received – no comment.					

Site Description

The application site relates to a pair of four storey plus basement Georgian town houses, located on the southern side of Warren Street. The houses are located within the Bloomsbury Conservation Area and are Grade II Listed.

Relevant History

2008/3765/P: Planning permission granted subject to a Section 106 agreement on 23-07-2009 for alterations and extensions including erection of a mansard roof extension with front dormer windows and two rear roof terraces to create one self-contained two bedroom flat.

Officer comment: the Section 106 agreement was to secure the proposed new unit as car free.

2008/3788/L: Listed building consent granted on 04-11-2008 for alterations and extensions including erection of a mansard roof extension with front and rear dormer windows and roof terrace to create one self-contained two bedroom flat.

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

Planning permission and listed building consent were granted on 23/7/09 and 4/11/08 respectively for the erection of a mansard roof above both buildings, along with associated internal alterations (reference 2008/3765/P and 2008/3788/L: see *Relevant history* above).

The current applications seek to make the following amendments to the approved scheme:

- Installation of one rear dormer into the mansard roof above no.17 Warren Mews, rather than the approved two dormers; and
- Associated internal alterations at third and fourth floor levels.

The main issues to be considered are visual impact and amenity.

Visual impact

The main change proposed under the current applications is to the rear elevation of the approved mansard, which initially had two dormers on number 17. It is now proposed that there would be a single dormer on number 17. The rear can only be viewed from the mews to the rear. A single dormer centrally located in the middle of the roof is considered acceptable, as the roof is not seen in a wider context or repetitive rhythm of such structures. Furthermore, a single dormer would correspond better with the single dormer already permitted at 16 Warren Mews under the previous application. The dormer is appropriately designed and would tie in with the rest of the fenestration on the façade.

Internally, the layout in the proposed mansard would change. As the fourth floor level represents an entirely new structure, this is considered acceptable.

On the third floor, the main proposed change involves the insertion of a new lobby on the third floor landing. An inspection of this area revealed little of historic interest and the partition, being an insertion, could be reversed in the future.

Amenity

The proposed replacement of the two approved rear dormers with a single dormer does not raise any

concerns for neighbouring properties in relation to daylight and sunlight or visual privacy and overlooking.

Recommendation

The proposed amendments to the scheme are considered to preserve the special interest of the listed building, and the character and appearance of the conservation area. The proposals do not raise any concerns in relation to amenity.

Recommend approval, subject to a deed of variation (relating to the Section 106 agreement under the previous application).

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