

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>23/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>02/09/2010</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Rose				2010/2729/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
The Cloisters 1-13 Gordon Square London WC1H 0AG				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>							
Reconfiguration of drainage and adjustment and extension of external down pipes of Listed Building.							
<b>Recommendation(s):</b>		<b>Grant Listed Building Consent</b>					
<b>Application Type:</b>		<b>Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Site Notice: No Response					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Bloomsbury CAAC: No Response					

<b>Site Description</b>
<p>The Cloisters forms part of a grade II listed building and were formerly attached to the Catholic Apostolic Church (now church of Christ The King). It is yellow stock brick with limestone dressings and slate roof in the Gothic style</p> <p>The application is only revelation to The Cloisters on the Gordon Square elevation. The buildings is in the Bloomsbury Conservation Area.</p>
<b>Relevant History</b>
N/A
<b>Relevant policies</b>
<p><b>Replacement Unitary Development Plan 2006</b> <b>B3 B6</b></p> <p><b>LDF Core Strategy and Development Policies</b> <i>The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration</i> <b>DP25</b></p> <p><i>As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.</i></p>

## Assessment

Consent is sought to reconfigure and rationalise the drainage to The Cloisters on the Gordon Square Elevation only.

All new downpipes would be cast iron. The hopper heads are to be re-used or new cast hopper heads installed to match.

The work would match the original adjacent work in respect of materials, detailed execution and finished appearance. The works are considered to preserve the special character of the Gordon Square elevation. As such the works would comply with policy B3(d) and (g) and which seek to ensure high quality materials that match or complement existing materials are used; and building services equipment is appropriately located respectively.

Thus more generally comply with Listed building policy B6 which states that The Council should only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

Recommendation: Grant listed building consent