

Delegated Report		Analysis sheet		Expiry Date:		06/11/2009	
		N/A / attached		Consultation Expiry Date:		16/10/2009	
Officer				Application Number(s)			
Hannah Walker				2009/4262/L			
Application Address				Drawing Numbers			
17 John Street London WC1N 2DE				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of glass panelling to roof of basement at rear following the removal of existing glass lantern skylight, to dwelling house (Class C3).							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		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:		Site notice – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC – no objection.					

Site Description

This Grade II listed building forms part of a terrace of 11 houses dating from 1799-1824. The building is of 4 storeys with a basement and constructed of multi-coloured stock brick with yellow stock brick patching. The ground floor elevations are rusticated stucco, with cast iron balconies to the 1st floor windows. The site is located within the Bloomsbury Conservation Area.

Relevant History

Planning permission (2004/1195/P) and Listed Building Consent (2004/1199/L) were **refused** on 1 July 2004 and subsequently **dismissed** at appeal on 1 November 2005 for the erection of a mansard extension to roof of residential property and associated internal alterations.

Planning permission (2004/1329/P) and Listed Building Consent (2004/ 2004/1331/L) were **refused** on 1 July 2004 and subsequently **dismissed** at appeal on 1 November 2005 for the erection of a mansard roof extension and roof terrace to residential building.

Planning permission (2005/4845/P) and Listed Building Consent (2005/4850/L) were **granted** on 24 January 2006 for the erection of a rear roof extension with associated internal alterations to residential property.

Relevant policies

B6

Assessment

This application is for the replacement of the existing pyramid rooflight to the rear of the building, with a sheet of flat structural glass. The rear garden/courtyard to the building has been covered over at some point and the rooflight sits above the courtyard space directly adjacent to the rear wall of the building. The existing rooflight is of modern double glazed construction and its replacement is considered acceptable. This will be flush with the surrounding ground level and will have less visual impact than the existing arrangement.

The proposed works are considered acceptable and will have no detrimental impact on the special interest of the listed building. Recommend approval.

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