

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/06/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		18/06/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Edward Jarvis				2009/1235/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
10 John Street London WC1N 2EB				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>							
External works to Grade II listed office building (Class A2) to include roof repairs, render repairs and window repairs and redecoration to rendered, timber and metal surfaces.							
<b>Recommendation(s):</b>		Approve					
<b>Application Type:</b>		Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	13	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		No response from neighbours or site notice.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		No objection from Bloomsbury CAAC					

### Site Description

Bloomsbury Conservation Area. End property of 11 terraced houses listed at Grade II. 1799-1824. Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.10 with 3-window (blind) return to Northington Street. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars. Parapets. Original fluted lead rainwater heads and pipes. No.10: round-arched doorway with mutule cornice-head, sidelights, radial fanlight and panelled door. Moulded cornice to parapet. Stick baluster stair in entrance hall with modillion cornice.

### Relevant History

Nothing Relevant

### Relevant policies

B6 Listed Buildings

## Assessment

The proposal is for external repairs to a grade II listed terrace house including roof repairs, render repairs and window repairs and redecoration to rendered, timber and metal surfaces.

The roof structure and finishes of both the main house and the outrigger are not original. It is proposed to repair these areas like for like with the addition of a vapour barrier and insulation. There is no access hatch to the flat roof of the main house. This prevents regular checks and results in costly repairs of the roof structure and rainwater goods. A 750x750mm hatch is proposed. No historic fabric will be affected.

There is some cracking to the brickwork at the rear which will be restored through replacement and repointing. Window, render and lead work will be restored or renewed like for like.

These works are acceptable. I recommend Listed Building Consent.

### **Disclaimer**

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