

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/01/2008	
		N/A / attached		<b>Consultation Expiry Date:</b>		05/02/2008	
<b>Officer</b>				<b>Application Number(s)</b>			
Charlie Rose				2007/6001/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
31 Warren Street London W1T 5NG				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>							
Details of new front lightwell window with typical glazing bar details of the new window pursuant to condition 2(b) of listed building consent dated 24th August 2007 (ref. 2007/2240/L) (for internal and external works associated with the change of use in association with the change of use of ground floor and basement from retail (Class A1) to residential (Class C3).							
<b>Recommendation(s):</b>		Grant approval					
<b>Application Type:</b>		Approval of Details (Listed Building)					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00	
			No. electronic	00			
<b>Summary of consultation responses:</b>	Site Notice: No response						
<b>CAAC/Local groups* comments:</b> *Please Specify	N/a						

### **Site Description**

The application site is located on the south side of Warren Street close to the junction with Conway Street. The building comprises ground floor plus three upper floors and basement. The mid-terrace building, which dates from 1788 with later shopfront, is grade II listed and is considered to make a positive contribution to the character and appearance of the Bloomsbury Conservation Area of which it forms a part.

### **Relevant History**

24/08/2007 Permission granted - Internal and external works associated with the change of use in association with the change of use of ground floor and basement from retail (Class A1) to residential (Class C3) to provide a 2 x bedroom self-contained flat, together with alterations to the shop front, replacement of two casement windows to the rear with sash windows and the formation of a lightwell to the front of the building enclosed by railings to match adjoining premises. (ref: 2007/2240/L, 2007/2235/P)

Application withdrawn - Change of use of ground floor and basement from retail (Class A1) to 2 flats including modification of shopfront, replacement of 2 existing casement rear windows with sash windows and the formation of a lightwell to the front of the building with surrounding railings to match adjoining. (ref: 2007/0359/P)

### **Relevant policies**

B1, B3, B6 and B7

## Assessment

Consent is sought to discharge condition 2b (details of the new front lightwell window) of the listed building consent dated 24/08/2007.

The size, design and method of construction of the new double hung timber sash front lightwell window is considered to compliment the age and style of the Georgian terraced building and is considered to preserve the special character and appearance of the listed building and Bloomsbury Conservation Area.

The window is therefore considered acceptable. I recommend condition 2b be discharged.

### **Disclaimer**

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