

Delegated Report		Analysis sheet		Expiry Date:		27/10/2006	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Charlie Rose				2006/4055/L			
Application Address				Drawing Numbers			
55 Neal Street London WC2H 9PJ				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Relocation of internal staircase from basement to ground floor level and removal of partitions at basement level.							
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
Summary of consultation responses:		N/a					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/a					

Site Description

The application site is located on the west side of Neal Street. The . Late C19 Red brick with terracotta and stone dressings former warehouse building comprises ground plus three upper floor and basement. The building is grade II listed and makes a positive contribution to the Seven Dials Conservation Area of which it forms a part.

Relevant History

26/05/2005 listed building consent granted for the internal and external works associated with the change of use of upper floors from office (use B1) to residential (Class C3). (ref 2004/4443/L)

16/04/2002 listed building consent granted for the internal alterations involving the removal of existing basement to ground floor staircase and construction of a new staircase (ref: LSX0204166)

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B6- listed buildings

Assessment

Listed building consent is sought to remove the existing non-original retail stair from the ground to basement along with modern basement partitions, and relocate the stair so it runs underneath the location of the existing stair to the upper parts.

The current ground and basement has been extensively modified in the past and contains little of historic or architectural interest. The existing space is arranged as a modern retail shopfit with existing metal stair with glass balustrade installed a few years ago when consent was granted for the removal of a modern stair in the same location.

The existing stair void would be filled using timber joists connected to existing floor beam and hung from a timber plate drilled to the wall. A new I beam, connected to an existing central beam running between party walls and the front wall, would be installed to secure the existing floor joists. The proposed works are not considered to unduly harm the fabric of the building and would not result in the result disturbance of any features of interest.

The retail space makes little contribution to the special interest of the building. The installation of a new stair and removal of modern gypsum partitions would maintain the special architectural and historic interest of the building consistent with policy B6 of the replacement UDP and are therefore considered acceptable.

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