

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		07/11/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		NA	
<b>Officer</b>				<b>Application Number(s)</b>			
Nick Baxter				2014/5210/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16-20 Shorts Gardens London WC2H 9AU				T32D01 and T32P02			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Formation of opening between 16 and 20 Shorts Gardens at second floor level.							
<b>Recommendation(s):</b>		Grant listed building consent					
<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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Internal works, grade II, EH consulted in error.					
<b>CAAC/Local groups* comments:</b> *Please Specify		NA					

### **Site Description**

A mid-19<sup>th</sup>-century three-storey warehouse/brewery, listed grade II, a positive contributor to the Seven Dials Conservation Area.

### **Relevant History**

NA

### **Relevant policies**

#### **LDF Core Strategy and Development Policies**

DP24 (Securing High-Quality Design)

DP25 (Conserving Camden's Heritage)

CS14 (Promoting High-Quality Places and Conserving our Heritage)

NPPF

### **Assessment**

The interior is much altered, with little original detail visible in this area, and this modest opening will not harm the special interest of the building, especially since the pronounced change in floor height will make evident the move from one building to the next. The new doorway will not be decorated with architrave or skirting, so will be easily differentiated. The proposal will not harm the special interest of the listed building.