

Delegated Report		Analysis sheet		Expiry Date: 31/10/2005	
		N/A / attached		Consultation Expiry Date:	
Officer			Application Number(s)		
Victoria Fowlis			2005/3347/L		
Application Address			Drawing Numbers		
27 Southampton Row & 2/4 & 6 Sicilian Avenue, London WC1B 5HJ			See decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
	<i>MBB 31/10</i>	<i>PC 31/10</i>	<i>Tim Crain</i>		<i>31/10/05</i>
Proposal(s)					
Internal alterations to basement and ground floor involving demolition of internal walls in connection with the consolidation of three retail units (Class A1).					
Recommendation(s):		Grant conditional 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 Internal Grade II – no consults				
CAAC/Local groups* comments: *Please Specify	N/a				

Site Description

Grade II listed shopping parade with offices, formerly flats, over, dating from 1906-10. In the Bloomsbury Conservation Area. Ground floor with later C20 shopfronts separated by Corinthian columns on plinths carrying an entablature with plain terracotta frieze at 2nd floor level.

Relevant History

None

Relevant policies

UDP 2000 – EN 38

Assessment

Planned building consent sought for minor internal works to the basement and ground floor retail units at nos. 2, 4 and 6, and unit 27, in order to link the units. It was advised on site that small size and awkward shape of the units are not proving to be lettable, and indeed a number of the units on Sicilian Avenue are currently empty. Units 2 and 4 have been linked already, but consent is sought to link these to nos. 6 and 27. Internally there are no decorative features or other features of architectural interest at either level.

At basement level it is proposed to create a partition at the foot of the staircase for fire reasons, and to make a small (1.5m wide) breach in the party wall between unit 2-4 and unit 6. These changes will not have a significant effect on the special interest of the building.

At ground floor level it is proposed to remove the party walls between the units and create a fire lobby, relocating the staircase within unit 6 and removing the staircase within unit 2-4. The stairs are of modern construction and not of any interest, so their removal is not considered to be contentious. Whilst the removal of the party walls will undoubtedly have an effect on the character of the space, this is not considered to be harmful in this case as the units will remain visually separate when viewed from the outside of the building. Significant nibs will remain between the windows, reinforcing the rhythm of the window bays.

The door to no 6 will be rehung to open outwards to allow it to be used as a fire door; this will have no effect on the building's appearance.

The proposed works are not considered to be harmful to the building's special architectural or historic interest and are recommended for approval subject to condition.