

Application ref: 2023/0926/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 13 June 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Victoria House
37-63 Southampton Row
London
WC1B 4DA

Proposal:

Use of part basement 2, part basement 1, part lower ground, part upper ground and part mezzanine as laboratory enabled Class E use together with associated internal alterations including MEP services.

Drawing Nos: Existing: 21593 - 0201 P-01, 21593 - 0200 P-01, 21593-CWA-VH-B1-A-0220 P-01, 21593-CWA-VH-B1-A-0221 P-01, 21593-CWA-VH-A-0222 P-01, 21593-CWA-VH-A-0223 P-01, 21593-CWA-VH-A-0224 P-01, 21593-CWA-VH-A-0225 P-01, 21593-CWA-VH-00-DR-A-0226 P-01.

Proposed: 21593-CWA-VH-B1-DR-A-0421 P-03, 21593-CWA-B1-B1-DR-A-0431 P-02, 21593-CWA-VH-B2-DR-A-0420 P-02, 21593-CWA-VH-B2-DR-A-0430 P-02, 21593-CWA-B1-LG-DR-A-0422 P-01, 21593-CWA-LG-LG-DR-A-0432 P-02, 21593-CWA-M-M-DR-A-0434 P-02, 21593-CWA-B1-MZ-DR-A-0424 P-01, 21593-CWA-B1-UG-DR-A-0423 P-01, 21593-CWA-UG-UG-DR-A-0433 P-02, 21593-CWA-VH-A-0390 P-00, 2812-HTS-XX-ZZ-DR-S-3410 T1.

MEP drawings: KJT-01-B1-DR-M-5201 S2-P02, KJT-01-B2-DR-M-5201 S4-P02, KJT-01-LG-DR-M-5201 S4-P02, KJT-01-MZ-DR-M-5201 S4-P02, KJT-01-UG-DR-M-5201 S4-P02, KJT-02-B1-DR-M-5201 S4-P02, KJT-02-B2-DR-M-5201 S4-P03, KJT-02-LG-

DR-M-5201 S4-P01, KJT-01-B1-DR-M-5301 S4-P04, KJT-01-LG-DR-M-5301 S4-P03, KJT-01-UG-DR-M-5301 S4-P03, KJT-02-B1-DR-M-5301 S4-P03, KJT-02-B2-DR-M-5301 S4-P02, KJT-02-LG-DR-M-5301 S4-P03, KJT-01-B1-DR-M-5501 S4-P04, KJT-01-LG-DR-M-5501 S4-P04, KJT-01-MZ-DR-M-5501 S4-P03, KJT-01-UG-DR-M-5501 S4-P04, KJT-01-B1-DR-M-5501 S4-P05, KJT-02-B2-DR-M-5501 S4-P01, KJT-02-LG-DR-M-5501 S4-P04, KJT-01-B1-DR-M-5701 S4-P04, KJT-01-LG-DR-M-5701 S4-P04, KJT-01-MZ-DR-M-5701 S4-P03, KJT-01-UG-DR-M-5701 S4-P04, KJT-02-B1-DR-M-5701 S4-P05, KJT-02-B2-DR-M-5701 S4-P02, KJT-02-LG-DR-M-5701 S4-P02, KJT-ZZ-B1-DR-E-6101 S4-P03, KJT-ZZ-B2-DR-E-6101 S4-P03, KJT-ZZ-LG-DR-E-6101 S4-P02, KJT-ZZ-MZ-DR-E-6101 S4-P02, KJT-ZZ-UG-DR-E-6101 S4-P02, KJT-01-B1-DR-E-6201 S4-P02, KJT-01-LG-DR-E-6201 S4-P02, KJT-01-MZ-DR-E-6201 S4-P02, KJT-01-UG-DR-E-6201 S4-P02, KJT-02-B1-DR-E-6201 S4-P02, KJT-02-B2-DR-E-6201 S4-P02, KJT-02-LG-DR-E-6201 S4-P02, KJT-01-B1-DR-E-6301 S4-P03, KJT-01-LG-DR-E-6301 S4-P02, KJT-01-MZ-DR-E-6301 S4-P03, KJT-01-UG-DR-E-6301 S4-P04, KJT-02-B1-DR-E-6301 S4-P03, KJT-02-B2-DR-E-6301 S4-P03, KJT-02-LG-DR-E-6301 S4-P02, KJT-ZZ-B1-DR-E-6401 S4-P02, KJT-ZZ-B2-DR-E-6401 S4-P02, KJT-ZZ-LG-DR-E-6401 S4-P02, KJT-ZZ-MZ-DR-E-6401 S4-P02, KJT-ZZ-UG-DR-E-6401 S4-P02, KJT-ZZ-B1-DR-E-6701 S4-P02, KJT-ZZ-B2-DR-E-6701 S4-P02, KJT-ZZ-LG-DR-E-6701 S4-P02, KJT-ZZ-MZ-DR-E-6701 S4-P02, KJT-ZZ-UG-DR-E-6701 S4-P02, KJT-ZZ-B1-DR-E-6801 S4-P02, KJT-ZZ-B2-DR-E-6801 S4-P02, KJT-ZZ-LG-DR-E-6801 S4-P02, KJT-ZZ-MZ-DR-E-6801 S4-P02, KJT-ZZ-UG-DR-E-6801 S4-P02,

Documents: Cover letter dated 9th February 2023, Technical Note by AAC dated 28th March 2023 and appended Air Quality Report by CPP dated 24th March 2023, Technical Note by AAC dated 8th February 2023 and appended Air Quality Assessment by AAC dated 6th December 2022, Design and Access Statement dated February 2023, Heritage Statement dated January 2023, Noise Impact Assessment ref. 22198-R03-B dated 29 July 2022, Outline MEP Strategy revision P04 dated 2nd February 2023.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing: 21593 - 0201 P-01, 21593 - 0200 P-01, 21593-CWA-VH-B1-A-0220 P-01, 21593-CWA-VH-B1-A-0221 P-01, 21593-CWA-VH-A-0222 P-01, 21593-CWA-VH-A-0223 P-01, 21593-CWA-VH-A-0224 P-01, 21593-CWA-VH-A-0225 P-01, 21593-CWA-VH-00-DR-A-0226 P-01.

Proposed: 21593-CWA-VH-B1-DR-A-0421 P-03, 21593-CWA-B1-B1-DR-A-

0431 P-02, 21593-CWA-VH-B2-DR-A-0420 P-02, 21593-CWA-VH-B2-DR-A-0430 P-02, 21593-CWA-B1-LG-DR-A-0422 P-01, 21593-CWA-LG-LG-DR-A-0432 P-02, 21593-CWA-M-M-DR-A-0434 P-02, 21593-CWA-B1-MZ-DR-A-0424 P-01, 21593-CWA-B1-UG-DR-A-0423 P-01, 21593-CWA-UG-UG-DR-A-0433 P-02, 21593-CWA-VH-A-0390 P-00, 2812-HTS-XX-ZZ-DR-S-3410 T1.

MEP drawings: KJT-01-B1-DR-M-5201 S2-P02, KJT-01-B2-DR-M-5201 S4-P02, KJT-01-LG-DR-M-5201 S4-P02, KJT-01-MZ-DR-M-5201 S4-P02, KJT-01-UG-DR-M-5201 S4-P02, KJT-02-B1-DR-M-5201 S4-P02, KJT-02-B2-DR-M-5201 S4-P03, KJT-02-LG-DR-M-5201 S4-P01, KJT-01-B1-DR-M-5301 S4-P04, KJT-01-LG-DR-M-5301 S4-P03, KJT-01-UG-DR-M-5301 S4-P03, KJT-02-B1-DR-M-5301 S4-P03, KJT-02-B2-DR-M-5301 S4-P02, KJT-02-LG-DR-M-5301 S4-P03, KJT-01-B1-DR-M-5501 S4-P04, KJT-01-LG-DR-M-5501 S4-P04, KJT-01-MZ-DR-M-5501 S4-P03, KJT-01-UG-DR-M-5501 S4-P04, KJT-01-B1-DR-M-5501 S4-P05, KJT-02-B2-DR-M-5501 S4-P01, KJT-02-LG-DR-M-5501 S4-P04, KJT-01-B1-DR-M-5701 S4-P04, KJT-01-LG-DR-M-5701 S4-P04, KJT-01-MZ-DR-M-5701 S4-P03, KJT-01-UG-DR-M-5701 S4-P04, KJT-02-B1-DR-M-5701 S4-P05, KJT-02-B2-DR-M-5701 S4-P02, KJT-02-LG-DR-M-5701 S4-P02, KJT-ZZ-B1-DR-E-6101 S4-P03, KJT-ZZ-B2-DR-E-6101 S4-P03, KJT-ZZ-LG-DR-E-6101 S4-P02, KJT-ZZ-MZ-DR-E-6101 S4-P02, KJT-ZZ-UG-DR-E-6101 S4-P02, KJT-01-B1-DR-E-6201 S4-P02, KJT-01-LG-DR-E-6201 S4-P02, KJT-01-MZ-DR-E-6201 S4-P02, KJT-01-UG-DR-E-6201 S4-P02, KJT-02-B1-DR-E-6201 S4-P02, KJT-02-B2-DR-E-6201 S4-P02, KJT-02-LG-DR-E-6201 S4-P02, KJT-01-B1-DR-E-6301 S4-P03, KJT-01-LG-DR-E-6301 S4-P02, KJT-01-MZ-DR-E-6301 S4-P03, KJT-01-UG-DR-E-6301 S4-P04, KJT-02-B1-DR-E-6301 S4-P03, KJT-02-B2-DR-E-6301 S4-P03, KJT-02-LG-DR-E-6301 S4-P02, KJT-ZZ-B1-DR-E-6401 S4-P02, KJT-ZZ-B2-DR-E-6401 S4-P02, KJT-ZZ-LG-DR-E-6401 S4-P02, KJT-ZZ-MZ-DR-E-6401 S4-P02, KJT-ZZ-UG-DR-E-6401 S4-P02, KJT-ZZ-B1-DR-E-6701 S4-P02, KJT-ZZ-B2-DR-E-6701 S4-P02, KJT-ZZ-LG-DR-E-6701 S4-P02, KJT-ZZ-MZ-DR-E-6701 S4-P02, KJT-ZZ-UG-DR-E-6701 S4-P02, KJT-ZZ-B1-DR-E-6801 S4-P02, KJT-ZZ-B2-DR-E-6801 S4-P02, KJT-ZZ-LG-DR-E-6801 S4-P02, KJT-ZZ-MZ-DR-E-6801 S4-P02, KJT-ZZ-UG-DR-E-6801 S4-P02,

Documents: Cover letter dated 9th February 2023, Air Quality Technical Note by AAC dated 28th March 2023 and Air Quality Assessment dated 6th December 2022, Design and Access Statement dated February 2023, Heritage Statement dated January 2023, Noise Impact Assessment ref. 22198-R03-B dated 29 July 2022, Outline MEP Strategy revision P04 dated 2nd February 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby approved shall be constructed in accordance with the approved MEP Strategy to achieve a 51% reduction in carbon dioxide emissions beyond baseline, with a 36% reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall be constructed and maintained in accordance with the details and measures set out in the Technical Note by AAC dated 28th March 2023 and appended Air Quality Report by CPP dated 24th March 2023, and Technical Note by AAC dated 8th February 2023 and appended Air Quality Assessment by AAC dated 6th December 2022.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CC4 of the London Borough of Camden Local Plan 2017 and London Plan policy SI 1.

Informatives:

- 1 Reasons for granting permission.

Permission is sought for the use of the lower levels as laboratory-enabled Class E use and associated alterations including MEP services. Planning permission was previously granted under reference 2022/3480/P for the installation of new plant and louvres associated with works to upgrade the existing building to create a lab-enabled building. That application related to the upper levels which were previously in use as offices. The proposed laboratory use also falls within Class E and as such, planning permission was not required for a change of use.

The current application relates just to the lower levels of building - part of basement levels 1 and 2, part lower and upper ground floor and the mezzanine floor level - and seeks to adapt units 1, 6 and 9 at basement level 1 and units 1, 6, 7, 8 and 9 at lower ground level to Category A lab-enabled space with supporting write up space. The applicant submitted a pre-application enquiry relating to the proposals prior to the submission of the current application which explored the planning history of these floors. This demonstrated that the previous use of these areas were as offices or retail spaces. Although planning

permission was granted for a health club at basement level, there is no evidence that this use was implemented on site, further demonstrated by a later S106 deed of variation to remove the original obligations secured for that use. As such, officers are in agreement that the lawful use of these floors is Class E, and as such, planning permission is not required for their use as laboratory space.

The proposed alterations are all internal works and as such, do not require planning permission and are assessed as part of the associated listed building consent application ref. 2023/0973/L. Given there would be no external alterations to the building, there would be no impact on its appearance and the character and appearance of the Bloomsbury Conservation Area would also be preserved.

The proposals seek to connect to the roof top flues and plant approved under permission ref. 2022/3480/P. A noise impact assessment has been submitted with the application. The report demonstrates that the highest cumulative noise levels with all plant running would be 16db between background levels during the day when measured from the nearest noise-sensitive window) and 18db below background noise levels. The noise levels would therefore comply with the requirements of the Local Plan and would not cause harm to neighbouring amenity. Due to the fact there are no external works, there would also be no impact to neighbouring outlook, daylight/sunlight or privacy.

The previous permission secured the submission of a full air quality assessment by condition which has subsequently been discharged under reference 2022/5563/P. The air quality assessment includes necessary mitigation measures and has been submitted as part of the current application. Compliance with the assessment shall be secured by condition to ensure the latest proposals at the site meet the same air quality requirements.

No objections were received prior to the determination of this application. The Bloomsbury CAAC confirmed they have no comments on the application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses and to preserving or enhancing the character or appearance of the conservation area, as required under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, E1, E2, A1, A4, CC1, CC2 and CC4 of the Camden Local Plan 2017, the London Plan 2021 and the NPPF 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS

(tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer