

Application ref: 2023/0973/L
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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Victoria House
37-63 Southampton Row
London
WC1B 4DA

Proposal:

Internal alterations including MEP services, floor and ceiling finishes, the provision of a new lift opening and flexible partitions in association with the use of lower levels as laboratory enabled space.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Should any additional historic features or fabric be discovered during the strip out of units 1, 6, 7, 8 and 9 at lower ground level, details shall be submitted for assessment and approval by the LPA prior to their alteration.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The visible fixtures of the new lift opening at the upper ground floor level for the goods lift shall match those of the main lifts within the other parts of the building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent

Victoria House is a grade II listed building constructed in 1926-32 and designed by Charles William Long. This application seeks listed building consent for a number of internal alterations associated with the adaptation of the former ground floor retail units 1, 6, 7, 8 and 9 as well as ancillary office and retail spaces at basement level 2 to upper ground floor and mezzanine level to lab enabled spaces with supporting write up space.

The proposed alterations involve the subdivision and alteration of the vacant bank unit at basement levels 1 and 2 and lower ground floor to provide lab spaces, write up areas, storage, a reception area and consulting rooms. A new opening would be created into this unit at basement level 2 to provide a more direct route into the loading bay.

Flexible partitions are proposed at basement level 1 and lower and upper ground floor levels to provide lab enabled spaces with supporting write up and reception areas. Flexible partitions would also be included to the mezzanine level to provide a toilet block, meeting rooms and write up spaces. In addition, the proposals include a new opening into the existing internal lift at upper ground level, in what is considered to be a historic opening that was previously infilled with stone cladding.

The proposals also involve the adaptation of MEP services within basement 2 to upper ground level to provide heating and cooling pipework; fan coils; ventilation ductwork; above ground Public Health Services; lighting, fire alarm and containment and both high and low level electrical services. The proposals re-use as much of the existing MEP installation as possible, which is welcomed. Connections will be made to the air handling units and fume exhaust fans and flues on the roof, all of which were approved under permissions 2022/3480/P and 2022/3419/L.

Following the initial submission of the application, the Council's Conservation

Officer raised concerns about the extent of demolition to a historic wall at basement level 1, and requested more details of the proposed partitions and their fitting and the proposed servicing. It was also requested that the bank vault door at basement level 2 was retained and closed in situ, rather than its removal and replacement with a new door.

In response, the applicant made a number of changes to the proposals which the Conservation Officer has confirmed address the concerns raised. These included the retention of the bank vault door; the retention of a greater proportion of the historic wall at basement level 1; the submission of more details of the proposed partitions which would be a mix of full height glazing, partial strip glazing at head height and solid walls dependent upon the lab design within. Additional detailed servicing drawings were provided alongside confirmation that the proposed servicing strategy will link up with existing exit routes.

Overall, and following the revisions to the proposals, the works are considered to have been thoroughly thought out to ensure minimal impact on historic fabric and the appearance of the building. The plant strategy means there is some intervention, however this has been developed to future proof the building as far as possible. There would be only minor loss of historic fabric in areas of lesser significance, and in other areas the reinstatement of historic features such as the lift opening at upper ground floor and within unit 1. Overall, the proposals would not cause harm to the significance of the building which derives predominantly from the historic and architectural interest which is manifested primarily through the classically inspired external elevations and the opulent communal spaces, entrance lobbies and stair halls.

No objections were received prior to the determination of this application. The Bloomsbury CAAC confirmed they have no comments on the proposals.

- 2 The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer