



# GERALDEVE

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For the attention of: Colette Hatton and Laura Dorbeck

**Our ref: U0019055/NDA/SNA**

**Your Ref: LBC application PP-12215811; PP application PP-12242033**

**23 June 2023**

**Application for Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Act 1990  
Application for Planning Permission under the Town and Country Planning Act 1990 (as amended)  
Victoria House, 37 – 63 Southampton Row, London, WC1B 4DA**

We have been instructed by our client, Oxford Victoria House Limited (the ‘applicant’), to submit an application for listed building consent and planning permission with respect to minor alterations to Victoria House at 37 – 63 Southampton Row, London, WC1B 4DA (the ‘Site’).

Listed Building Consent is sought for:

*“proposals for minor alterations to Victoria House including removal of level 8 lift parapet walls, forming new openings in existing risers and making good, minor alterations to the configuration of level 7 layout, provision of services containment at ceiling level of basement 1 and provision of external downlighting at level 8 terrace.”*

Planning Permission is sought for:

*“Provision of external downlighting at level 8 terrace.”*

It should be noted that the proposals will not result in an increase to the gross internal area of the building.

## **The Site**

The site is located on the east side of Bloomsbury Square and falls within the Bloomsbury Conservation Area. Victoria House is a Grade II listed building constructed in 1926-32 and designed by Charles William Long. The building is steel framed and clad in Portland stone. It is comprised of 10 storeys (ground plus levels 1-9) with rooftop plant, a basement and sub-basement and comprises office, retail and leisure uses.

## **Planning History**

The Site has been the subject of a number of recent planning permissions and listed building consents for minor interventions including: new duct work, new MEP services; internal refurbishments and layout reconfigurations on levels 1-9; new perimeter CCTV systems; and other associated works to improve the building’s overall

performance and efficiency. The recent consents and permissions have been sought by the applicant to provide lab enabled spaces at the Site. The Site's planning history is set out in Appendix 1.

### **Pre-Application Consultation**

These latest proposed amendments are a result of further detailed design development of the scheme and are informed by further surveys undertaken in the building.

A pre-application site visit was held on 19 April 2023 with the Conservation and Design Officer. Proposals were discussed and no concerns were raised. In subsequent email correspondence, Officers confirmed that the proposals sought were acceptable.

In addition to pre-application engagement with the Council, the Applicant has engaged with the Bloomsbury Conservation Area Advisory Committee (CAAC) and provided them with details of the proposals sought, via email on the 21 June 2023.

### **The Proposals**

The listed building consent proposals comprise::

- Removal of level 8 lift parapet – these parapet walls are no longer required. Their removal will enable better access to install the air handling units (which already have approval). The top of the lift shafts will be screened as per previous approvals.
- New openings need to be formed into existing risers on all levels to take services from the riser onto the floor. Openings around services will then be sealed and made good. Although these openings are proposed on all levels, for the purposes of the application drawings, they are shown on the proposed level 7 drawing as a 'typical floor' and additional details are provided on a separate plan.
- Alterations to level 7 to include reconfiguration of some walls and doors to improve circulation and laboratory layout; and introduction of columns which could otherwise impact bench top laboratory equipment.
- Additional containment provided at ceiling level in part of basement 1, adjacent to approved containment, to screen the new approved services in this location.
- Replacement and provision of new external lighting to terrace areas at level 8 which will be downward focused and operated manually so that lighting is only on when the terraces are being used.

Planning permission is also sought for the proposals for replacement and new external lighting to terrace areas at level 8.

Further details are set out in the supporting documentation submitted with this application, including the 'Design and Access Statement and Heritage Statement'.

### **Planning Policy and Legislation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan, unless material considerations indicate otherwise.

The statutory Development Plan for the site comprises the London Plan (2021) at a regional level, and Camden Local Plan (2017) at a local level. Material considerations include the National Planning Policy Framework (NPPF) adopted in 2021 which provides national level planning policy.

The proposals are also assessed against the Planning (Listed Buildings and Conservation Areas) Act 1990.

Key policies of the Development Plan that are relevant to the proposals are set out below alongside relevant legislation.

#### Design and Conservation

London Plan Policy HC1 states that development should identify, understand, conserve, and enhance the historic environment and heritage assets, and improve access to heritage assets. Development which affects heritage assets should conserve their significance by being sympathetic to their form, scale, materials and architectural detail; and proposals should avoid harm.

Local Plan design policy D1 seeks to secure high quality design in development and Policy D2 seeks preservation and where appropriate enhancement of Camden's heritage assets and their settings.

Paragraph 202 of the NPPF, states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

#### Sustainable Development

At the heart of the NPPF is a presumption in favour of sustainable development. NPPF paragraph 119 and London Plan Policy GG2 encourage development that makes the most efficient use of previously developed or 'brownfield' land and paragraph 120 of the NPPF supports development of underutilised buildings.

NPPF Paragraph 152 sets out that planning policy should consider a low carbon future in a changing climate.

Paragraph 174 of the NPPF and London Plan Policy D14 (Noise) require that development does not contribute to unacceptable risks of air or noise pollution and that where impacts arise, effective mitigation is required. Local Plan Policy A1 (Managing Impact of Development) requires that amenity of communities, occupiers and neighbours is protected and Policy A4 states that permission will not be granted for development likely to generate unacceptable noise and vibration impacts.

London Plan Policy SI2 states that major development should be net zero carbon by achieving reductions in greenhouse gases in operation and through the energy hierarchy of; "be lean, be clean, be green, be seen". Part C of the policy sets out that a minimum on site reduction of 35% is required for major development, 15% of which should be achieved through energy efficiency measures for non-residential development.

London Plan GG6 highlights the needs for developments to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050, as well a need for developments to ensure buildings and infrastructure are designed to adapt to a changing climate.

Local Plan Policy CC1 requires all developments to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation by promoting zero carbon development and requiring all development to reduce carbon dioxide emissions. Local Plan Policy CC2 requires all development to be resilient to climate change by promoting sustainable design and construction measures.

#### Life Sciences and Economic Development

Chapter 6 of the NPPF seeks to promote business investment, economic growth and productivity.

Laboratory uses are supported by London Plan Policy E8 to ensure suitable workspaces are made available and the clustering of such uses is also encouraged by the policy. Policy GG6 of the London Plan considers how London can become a more efficient and resilient city.

Local Plan Policies E1 and E2 seeks to promote economic growth and specifically the development of the Knowledge Quarter.

### Considerations

The proposals sought in these applications are required to facilitate the delivery of the previous approvals for laboratory enabled space and are required following minor design development changes to the approved scheme. In turn this will improve the performance, experience and functionality of the listed building. The proposals do not seek to substantially alter the building and are largely located in areas where fabric is modern.

The provision of columns at level 7 are proposed to reduce vibration levels which would otherwise impact the operation of bench top laboratory equipment and therefore limit activities of the future occupants.

The provision of external lighting to the terraces at level 8 will be directed downwards to eliminate any potential glare. It is not expected that there will be any impacts of these proposals on surrounding occupiers since the distance of separation with neighbouring buildings is approximately a minimum of 40m and the lighting fixtures would not be visible from street level. In addition, lighting in this location will be manually operated and therefore only on when in use.

New openings in risers are proposed to enable the approved MEP provision to be delivered. It is not considered that these proposals affect the design nor special interest of the building.

It is considered that the proposals will not give rise to any adverse impacts.

A heritage statement is provided in the 'Design and Access Statement and Heritage Statement' submitted with this application. The conclusions state that the proposals would not affect the special interest of the listed building and that the special interest would be preserved. In addition, it is considered that paragraph 202 of the NPPF is not engaged. The proposals will bring underutilised areas of the building back into use as well as provide public benefits including employment generation.

### Summary

It is considered that the proposals would provide public benefits in the form of preserving the Grade II listed building and providing a much improved quality of office and laboratory spaces. The proposals ensure that the design is sensitive and respects the heritage of the building and the conservation area. The proposals will provide much needed laboratory space in this location in London, to support the Knowledge Quarter, and in so doing provide public benefits including employment, medical research and economic development. Accordingly, it is considered that the proposals are acceptable when assessed against the development plan and relevant legislation.

### Documentation

As part of this planning application please find enclosed a copy of the following documentation:

- A copy of this cover letter, prepared by Gerald Eve LLP;
- Listed Building Consent Application Form, prepared by Gerald Eve LLP;
- Planning Application Form, prepared by Gerald Eve LLP;
- Site Location Plan, prepared by Corstorphine & Wright;
- Consented, Proposed Demolition and Proposed Drawings, prepared by Corstorphine & Wright;
- Combined Design and Access Statement and Heritage Statement, prepared by Corstorphine & Wright and Montagu Evans;
- MEP Report, prepared by KJ Tait Engineers; and
- MEP Drawings, prepared by KJ Tait Engineers.

The Planning Portal reference for the listed building consent application is PP-11401143. There is no fee for this application since it relates to a listed building.

The requisite planning application fee of £298 (inclusive of £64 planning portal service fee) for the full planning application (ref. PP-12242033) has been made online via planning portal.

We trust that you have everything required to proceed with validation. However, in the meantime, if you have any questions or require anything further, please contact either Natalie Davies or Shams Namazie of this office.

Yours faithfully



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## Appendix 1 – Site Planning History

LPA Ref	Development	Decision	Date
LSX0004958/R1  And  PSX0004957	“Refurbishment of the listed building including alterations at roof level; alterations to the shopfronts; the formation of an internal vehicular loading bay at the north end of the Bloomsbury Square elevation; the erection of a roof over the two existing two light wells to form atria, with new internal walls, and the insertion of pods in the atria. The use of the building to involve:- retention of office use on part of the ground and all the upper floors; double height Class A1 retail units on the Southampton Row frontage; retention of the existing bank on the southern corner and introduction of new restaurant use (with entrance and bar on Vernon Place); and a new health club on the basement floors	Approved	2001
2003/1155/L	Partial submission of details relating to the design and materials for the main reception desk pursuant to additional condition 6(e) of listed building consent (ref.no.LSX0004958/R1) dated 18 July 2001 for the refurbishment of the building.	Granted	14-07-2003
2003/1328/P	Change of use of 2nd floor offices (Class B1) to use as offices and/or tribunal rooms (Class B1 and Sui Generis mixed/composite use) together with ancillary uses	Granted	31-07-2003
2003/1517/P	Variation of condition 1 of planning permission Ref:PSX0104986/R1 dated 20th November 2001 to allow the restaurant (Class A3 Use) in the upper basement to be operated by Coastdean Ltd instead of Moving Image Plc, from 0700 to 0200 hours Monday to Saturday and from 0700 to 2400 Sundays.	Granted	06-08-2003
2003/2093/P	Installation of new louvres at second floor and the installation of new plant on the tenth floor.	No objection	09-10-2003
2003/3437/L	Internal alterations to the fourth floor including internal partitions, secondary glazing and installation of plant at seventh floor	Granted	10-02-2004
2005/2490/P	Proposed use of lower basement level for bowling alley [Use Class D2 of the Town and Country (Use Classes) Order 1987 (as amended)].	Granted	28-06-2005
2005/3046/L	Display of an illuminated aluminium and stainless steel sign.	Granted	15-08-2005
2005/2626/L	Internal alterations in connection with use of lower basement level as bowling alley (Use Class D2).	Granted	01-08-2005
2005/2770/P and 2005/2773/L	Use of basement vault space and adjacent lightwell as public cafe bar (Use Class A4) and the ballroom area as function/events promotion space (Sui Generis) including the addition of a glazed roof over the lightwell all as an amendment to planning permission ref. PSX0004957 dated 18 July 2001.” + “Internal works associated with the use of the basement vault space	Refused	19-09-2005

<b>LPA Ref</b>	<b>Development</b>	<b>Decision</b>	<b>Date</b>
	and adjacent lightwell as a public café bar and ballroom area as function/events promotion space.”		
2006/0028/P	Variation of condition 2 of planning permission PSX0004957/R1 dated 18th July 2001 to allow the Class D2 use (Bowling Alley) at lower basement level to operate 0600 hours to 2400 hrs Monday to Wednesday; 0600-0030hrs on Thursdays/Friday mornings; 0600-0230hrs Friday and Saturday/Sunday mornings and 0700-2330hrs on Sundays.	Granted	05-01-2006
2006/2554/A	Display of annodised letters on the fabric of the building.	Granted	12-06-2006
2006/2555/L  Linked with 2006/3681/P	The retention of works relating to the refurbishment and refitting of basement ballroom, bars and ancillary spaces to incorporate an events/promotions venue, associated works to the ground floor comprising the installation of bronze pin -mounted lettering to one side of the Bloomsbury Square entrance.	Granted	12-06-2006
2006/2828/L	Internal alterations to the existing office (Class B1) at 5th floor level and retention of two air conditioning units, installation of associated air handling plant and extract fan to be mounted behind the parapet wall at 5th floor roof level.	Granted	07-07-2006
2006/3016/P	External alterations to the existing office (Class B1) at 5th floor level including retention of two external air conditioning units, and installation of associated air handling plant and one extract fan to be mounted behind the parapet wall at 5th floor roof level.	Granted	07-07-2006
2006/3092/L	Alterations involving the insertion of new glass doors into existing south atrium glass wall at the upper ground floor entry level.	Granted	21-07-2006
2006/3681/P  Linked with 2006/2555/L	The retention of use of part of upper basement level (with ground floor entrance lobby) as an events promotion venue and public bar (sui generis) as an amendment to planning permission ref. PSX0004957 dated 18 July 2001	Granted	06-09-2006
2006/5439/A	Display of x3 internally illuminated fascia and x2 internally illuminated projecting signs.	Refused	03-05-2007
2007/0125/L	Installation of 3 no. internally illuminated fascia and 2 no. internally illuminated projecting signs to the existing bank.	Refused	08-05-2007
2007/5720/P	Internal and external alterations associated with the lowering of existing Automated Teller Machines (ATMs) on the Vernon Place elevation.	Granted	21-12-2007
2007/5721/L	Internal and external alterations associated with the lowering of existing Automated Teller Machines (ATMs) on the Vernon Place elevation.	Granted	21-12-2007
2008/0573/L	Installation of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008

<b>LPA Ref</b>	<b>Development</b>	<b>Decision</b>	<b>Date</b>
2007/4301/A	Display of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2007/4301/A	Display of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2009/0842/L	Installation of an internally illuminated projecting sign.	Granted	31-03-2009
2009/0841/A	Display of internally illuminated projecting sign.	Granted	31-03-2009
2009/2197/A	Retention of an awning to the front elevation.	Refused and Warning of Enforcement Action to be Taken	10-06-2009
2009/1634/L	Retention of an awning to the front elevation.	Refused and Warning of Enforcement Action to be Taken	10-06-2009
2009/1843/P	Retention of change of use from sandwich bar (Class A1) to restaurant use (Class A3) on ground and mezzanine floors.	Granted	08-07-2009
2009/2300/L	Removal of internal partitions at fourth floor level (Class B1).	Granted	31-07-2009
2011/2489/L	External works including cleaning, localised repairs and re-pointing to the elevations, roof and crittal windows.	Granted	21-07-2011
2011/3965/P	Change of use of ground floor level retail unit (Class A1) to restaurant / café use (Class A3).	Granted	07-09-2011
2011/6402/P	Change of opening hours to: 07:00-02:00 Mondays to Thursday, 07:00-03:00 Fridays and Saturdays and 07:00-01:00 Sundays pursuant to condition 1 of planning permission 2006/3681/P dated 29/09/2010 for: The retention of use of part of upper basement level (with ground floor entrance lobby) as an events promotion venue and public bar (sui generis) as an amendment to planning permission ref. PSX0004957 dated 18 July 2001.	Granted	21-12-2011
2012/0258/L	Internal alterations at ground floor, lower mezzanine and upper mezzanine levels.	Granted	27-01-2012
2012/0255/A	Display of 2 x non-illuminated projecting signs at the ground floor front elevation of retail/business centre.	Withdrawn Decision	27-01-2012
2012/3174/P	Variation of condition 10 (loading and unloading of goods by vehicles) of planning permission (ref: PSX0004957) granted on 18/07/2001 to allow on-street servicing of the retail unit indicated on drawing ref P-11271-100 from Southampton Row between the hours of 7pm and 7am.	Granted	27-06-2012



<b>LPA Ref</b>	<b>Development</b>	<b>Decision</b>	<b>Date</b>
2012/5594/P	Installation of 4 CCTV cameras, one each to the 4 corner side elevations above ground floor level.	Refused	30-10-2012
2012/5226/L	Installation of 4 CCTV cameras, one each to the 4 corner side elevations above ground floor level.	Refused	30-10-2012
2012/5564/A	Display of 2x internally illuminated fascia sign (Class A1).	Withdrawn Decision	08-11-2012
2012/5562/L	Internal and external alterations including replacement of existing side doors with automated doors (excluding middle door) to front elevation at the ground floor level, installation of external plant comprising air-conditioning unit and fan condenser units to the roof level, display of 2 internally illuminated fascia signs, installation of new lift, reinforcement and extension of mezzanine floor and relocation of staircase.	Granted	08-11-2012
2012/5572/P	Replacement of existing side doors with automated doors excluding middle door to front elevation at the ground floor level.	Granted	08-11-2012
2012/5565/P	Installation of 1 air-conditioning unit and 3 condenser units to the roof level.	Granted	08-11-2012
2012/6008/L	Internal alterations to existing building involving the installation of three support beams associated with the installation of a lift.	Granted	13-11-2012
2013/0478/P	Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level.	Granted	30-01-2013
2013/0500/L	Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level.	Granted	30-01-2013
2013/0807/P	Installation of an additional air-conditioning condenser unit within existing roof plant enclosure at roof level.	Granted	13-02-2013
2013/2830/L	Works in association with installation of 3 x condenser units behind recess wall to Southampton Row elevation.	Granted	06-08-2013
2013/2783/P	Installation of 3 x condenser units behind recess wall to Southampton Row elevation.	Granted	06-08-2013
2013/6646/A	Installation of one internally-illuminated projecting sign to shopfront (Class A1).	Granted	29-10-2013
2013/6645/L	Installation of one internally-illuminated projecting sign to shopfront (Class A1).	Granted	29-10-2013
2013/3573/NEW		Withdrawn Decision	--
2013/0814/NEW	Installation of air conditioning unit at roof level.	Withdrawn Decision	--
2014/5720/L	Internal and external alterations in association with the display of 1 x internally illuminated projecting sign, 1 internally illuminated sign behind fascia glazing and 2 x window vinyl graphics applied to shop front.	Granted	11-09-2014
2014/5491/A	Display of 1 x internally illuminated projecting sign.	Granted	11-09-2014

<b>LPA Ref</b>	<b>Development</b>	<b>Decision</b>	<b>Date</b>
2016/4620/L	Display of signage and installation of DDA sensor.	Granted	22-08-2016
2016/3654/A	Display of 1 x non-illuminated, internally placed fascia panel, 1 x externally illuminated projecting sign, internally applied vinyl lettering, internally applied vinyl manifestations and 1 x internally applied opening hours vinyl.	Granted	09-08-2016
2016/5058/L	Alterations to existing shopfront.	Granted	16-09-2016
2016/4753/P	Alterations to existing shopfront.	Granted	16-09-2016
2016/6548/L	Installation of internal signage, addition of internal partitions and associated alterations with hair dresser equipment.	Granted	30-11-2016
2016/6521/NEW	CR GII Use of external area for 2x tables and 4x chairs. PP NOT REQUIRED	Withdrawn Decision	--
2016/6033/INVALID	Display of an internally illuminated projecting sign.	Withdrawn Decision	--
2016/5050/NEW	Alterations to existing shopfront.	Withdrawn Decision	--
2016/4996/NEW	CR GII We propose to make a small amendment to the glazing in our shop front- increasing the width of the door from 1784mm to 2600mm and therefore reducing the width of the glazed side panels. The posts will be moved slightly further apart to support the glazing. We will be matching the existing door and glazing and using the supplier who originally installed to ensure a perfect match.	Withdrawn Decision	--
2016/3658/NEW	+++CONSTRAINTS ARE RUN+++ Refit of new coffee shop design utilising existing unit equipment. Floor finish, existing shopfront, staircase, toilets, back of house, storage and HVAC system to remain as existing. Staff room to be removed to extend sales floor, new flooring to be installed in this area only. Existing water feed to be updated to provide water to front counter.	Withdrawn Decision	--
2017/1719/TC	2 Tables and 4 Chairs Monday to Friday 8:00 - 19:00 Saturday and Sunday 08:00 - 18:00 New application	Granted	27-03-2017
2018/2135/L	The installation of a Public Address Voice Alarm System within the non-listed areas and the replacement of the fire alarm within the listed and non listed areas.	Granted	07-06-2018
2018/3812/P	Perimeter CCTV system including the installation of 12x mini dome cameras.	Granted	13-08-2018
2018/4847/L	Perimeter CCTV system including the installation of 12x mini dome cameras.	Granted	09-10-2018
2019/6322/INVALID	Please refer to the covering letter	Withdrawn Decision	--

<b>LPA Ref</b>	<b>Development</b>	<b>Decision</b>	<b>Date</b>
2019/6079/INVALID	Proposed internal ventilation plants inserted through two existing window openings at 5th floor and internal ductwork serving both 4th and 5th floors.	Withdrawn Decision	--
2019/5696/L	Repairs to mansard slate roof, leadwork and stonework and light cleaning of stonework to mansard and tower. Internal cleaning, repair and decoration of stone, terrazzo, plaster and metalwork of staircases.	Granted	12-12-2019
2019/6203/L	Internal refurbishment works to existing offices from 1st to 9th floor.	granted	13.05.2020
2020/4003/PVL	15 Tables and 30 chairs Monday - Saturday 10:00 to 23:00 Sunday 10:00 to 22:00 New application	Granted	03-09-2020
2020/2234/L	Internal and external alterations in connection with the display of an internally illuminated fascia panel located internally behind glazing, an externally illuminated projecting sign, and vinyls applied internally to glazing.		10-06-2020
2020/2204/A	Display of an internally illuminated fascia panel located internally behind glazing, an externally illuminated projecting sign, and vinyls applied internally to glazing.	Withdrawn Decision	10-06-2020
2020/1262/L	External and internal alterations to refurbish and install new MEP services at 1st to 3rd floors and 6th to 9th floors of Victoria House, replacement plant at roof level and other associated works.	Granted	11-03-2020
2020/1238/P	External alterations to refurbish and install new MEP services at 1st to 3rd floors and 6th to 9th floors of Victoria House, replacement plant at roof level and other associated works.	Granted	11-03-2020
2020/0798/L	Insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.	Granted	18-02-2020
2020/0771/P	Insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.	Granted	18-02-2020
2020/2896/L	Internal refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of existing light fittings and enhancement of the lighting scheme, and associated mechanical and electrical improvements.	Granted	13.08.2020
2020/4089/L	Details of the doors between lift lobby to southern lightwell required by condition 4 of listed building consent ref: 2020/2896/L dated 13/08/2020 for the "Internal refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of	Granted	09.11.2020

<b>LPA Ref</b>	<b>Development</b>	<b>Decision</b>	<b>Date</b>
	existing light fittings and enhancement of the lighting scheme, and associated mechanical and electrical improvements".		
2021/2775/L	Refurbishment and upgrade of cycle parking and changing facilities in Basement Level 1	Granted	17.08.2021
2021/3582/L	Internal refurbishment works to existing offices from 7th to 9th floor	Granted	04.11.2021
2021/4244/L	Refurbishment of upper Ground Floor Office	Granted	18.11.2021
2021/5737/L	Details of window removal and storage required by condition 4 of listed building consent ref 2020/0798/L granted 14/05/2020 for the insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.	Granted	06-12-2021
2021/5818/L	Change of flooring and additional office partitions	Granted	09.02.2022
2022/0794/PVL	14 Tables, 44 Chairs, 4 Barriers, 2 Umbrellas and 6 Heaters 8 Tables, 32 Chairs, 2 Umbrellas and 4 Planters in Bay 6 Tables and 12 Chairs on Pavement Monday - Saturday 10:00 to 23:00 Sunday 10:00 to 22:00 New Application	Granted	28-02-2022
2022/3480/P	Installation of new roof top plant, louvred screens, external louvres and alterations to roof level amenity space	Granted	10.11.2022
2022/3419/L	Internal and external alterations to the building to provide new MEP services, floor and ceiling finishes including partitioning in respect of part ground, part lower ground and levels 1-9, together with other ancillary facilities including a relocated cycle store, toilets and showers, lift stop and internal alterations within the basement.	Granted	10.11.2022
2023/0926/P	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.	Granted	13.06.2023
2023/0973/L	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	Granted	13.06.2023