

Application ref: 2023/2659/P
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Date: 9 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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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: Provision of external downlighting at level 8 terrace.

Drawing Nos: 1593-CWA-VH-08-DR-A-0470-P-01, 21593-CWA-VH-A-0234-P00, 21593-CWA-VH-A-0260-P00, 21593-CWA-VH-A-0262-P00, 21593-CWA-VH-08-DR-A-0470-P-01.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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: 1593-CWA-VH-08-DR-A-0470-P-01, 21593-CWA-VH-A-0234-P00, 21593-CWA-VH-A-0260-P00, 21593-CWA-VH-A-0262-P00,

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the replacement of the existing and the installation of new external lighting to the existing terrace areas at level 8 on the Bloomsbury Square and Southampton Row elevations.

Although there would be more light fittings than at present, the existing bulkhead lighting would be replaced with downlighters which would be more sympathetic to the building in terms of their design, lower illumination levels and downward lighting. The proposed lights would be fitted at the same height as the existing, which would mean the lights were not visible from street level or from the opposite side of Bloomsbury Square due to the existing raised parapets at this level.

The proposed external lighting would not be visible from street level, where the architectural significance of the building's exterior is best appreciated. Where it is visible, from within the terrace area, the proposed light fittings would be more neutral in colour and design than the existing bulkhead lighting, thus reducing the wider visual impacts of the existing external lighting at this level.

The replacement of the existing light fittings with downward projecting lights would also reduce the visibility of the external lighting and light pollution from within the Bloomsbury Conservation Area. Due to the limited visual impact of the proposed light fixtures, it is considered that the proposed external lighting would preserve the significance and special interest of the host building and would have no impact on the character and appearance of the Bloomsbury Conservation Area.

Due to the distance to the nearest residential neighbours, there would be no harm to neighbouring amenity from lightspill. Nor would there be any impact to neighbouring outlook, daylight/sunlight or privacy.

No objections were received prior to the determination of this 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, and A1 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 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.](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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer