

Application ref: 2023/2607/L  
Contact: Laura Dorbeck  
Tel: 020 7974 1017  
Email: [Laura.Dorbeck@camden.gov.uk](mailto:Laura.Dorbeck@camden.gov.uk)  
Date: 9 August 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
One Fitzroy Place  
6 Mortimer Street  
London W1T 3JJ  
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 and external alterations including removal of level 8 lift parapet walls, 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.

Drawing Nos: 21593 - 0200 P-01, 21593-CWA-VH-A-0222 P-01, 21593-CWA-VH-A-0233 P-00, 21593-CWA-VH-A-0234 P-00, 21593-CWA-VH-A-0260 P-00, 21593-CWA-VH-A-0262 P-00, 21593-CWA-VH-07-DR-A-0333 P-03, 21593-CWA-VH-08-DR-A-0462 P-02, 21593-CWA-VH-08-DR-A-0470 P-01, 21593-CWA-VH-B1-DR-A-0421 P-04, cover letter dated 23rd June 2023, KJT-XX-08-DR-E-6301 S2-P01, L3221-KJT-XX-B1-DR-E-6202-S2-P01, 21593 - 8028 - DAS - Design & Access Statement and Heritage Statement dated June 2023, Document titles Level 8 - lift parapet removal, service risers & associated works, level 8 lighting; services strategy report rev. P03.

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: 21593 - 0200 P-01, 21593-CWA-VH-A-0222 P-01, 21593-CWA-VH-A-0233 P-00, 21593-CWA-VH-A-0234 P-00, 21593-CWA-VH-A-0260 P-00, 21593-CWA-VH-A-0262 P-00, 21593-CWA-VH-07-DR-A-0333 P-03, 21593-CWA-VH-08-DR-A-0462 P-02, 21593-CWA-VH-08-DR-A-0470 P-01, 21593-CWA-VH-B1-DR-A-0421 P-04, cover letter dated 23rd June 2023, KJT-XX-08-DR-E-6301 S2-P01, L3221-KJT-XX-B1-DR-E-6202-S2-P01, 21593 - 8028 - DAS - Design & Access Statement and Heritage Statement dated June 2023, Document titles Level 8 - lift parapet removal, service risers & associated works, level 8 lighting; services strategy report rev. P03.

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 The intensity of the illumination of the proposed signs shall not exceed 100 candelas per square metre.

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 proposed light fittings hereby approved shall be fixed to the building via mortar joints and not brickwork / masonry.

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 the following alterations:

- Removal of lift parapet at level 8 which is no longer required to provide

better access to install previously approved air handling units. The top of the lift shafts would then be screened in accordance with previous approvals.

- Creation of new openings into existing risers on all levels to take services from the riser onto each floor.
- Reconfiguration of some walls and doors at level 7 to improve circulation and lab layout, and introduction of columns.
- Additional containment at ceiling level in basement level 1 to screen the previously approved services.
- The replacement of existing and the installation of new external lighting to the existing terrace areas at level 8 on the Bloomsbury Square and Southampton Row elevations.

The parapet walls are not historic fabric and were previously erected to hide plant. They are no longer required as a result of the new MEP strategy (approved as part of previous recent applications), and their removal would not harm the significance or appearance of the building. The alterations to the risers would impact modern fabric only and are necessary to allow for the operation of the MEP strategy, which has already been approved, to function. The proposed plan form alterations are relatively minor and are in modern parts of the building. The steel columns are relatively discreet in size and could be removed if the building is no longer used as a laboratory space. The additional services containment would be in an area of relatively low significance which already features similar services, and as such, would not cause harm to the significance of the building.

The proposed external lighting would not be visible from street level, where the architectural significance of the building's exterior is best appreciated and will be fitted with low lux lighting. 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. Conditions shall be imposed to limit lux levels and ensure that the lights are fitted via the mortar joint rather than the brickwork.

The proposals have been reviewed by the Council's Conservation Officer who considers that overall, the works would have minimal impact on historic fabric and the appearance of the building. 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 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.

- 2 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer