

Application ref: 2022/3985/L  
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Date: 18 October 2023

**Development Management**  
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hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Vernon House and Sicilian House**  
**23 Sicilian Avenue and 21 Southampton Row**  
**London**  
**WC1A 2QS**

Proposal:

External alterations including installation of new condenser plant area to the rear of the building at lower ground floor level, installation of new plant and solar panels on the roofs of all buildings, erection of new stair core extension on the roof, extension to mansard roof on the north west part of the building, replacement shopfronts, installation of new curved entrance sliding doors with canopy and timber panelling at first floor level on Southampton Row, new external doors to office entrances fronting onto Sicilian Avenue, installation of new external metal stair, replacement of windows at lower ground floor level on the rear elevation of no. 21, amalgamation of 3 retail units to 2 enlarged single units in Vernon and Sicilian House, creation of cycle spaces and changing facilities in basement of no. 21 and associated internal works including removal of masonry walls and new structural openings and removal of timber stairs between basement and ground floor levels of no. 21, removal of ground floor stairs in Vernon and Sicilian House, replacement external metal stairs, new lifts and doors.

Drawing Nos: Existing plans - 383(EX)001 rev PL-1; 383(EX)002 rev PL-1; 383(EX)099 rev PL-1; 383(EX)100 rev PL-1; 383(EX)101 rev PL-1; 383(EX)102 rev PL-1; 383(EX)103 rev PL-1; 383(EX)104 rev PL-1; 383(EX)105 rev PL-1; 383(EX)106 rev PL-1; 383(EX)107 rev PL-1; 383(EX)108 rev PL-1; 383(EX) 210 rev PL-1; 383(EX)211 rev PL-1; 383(EX) 260 rev PL-1; 383(EX)261 rev PL-1; 383(EX)262 rev PL-1; 383(EX)300 rev PL-1; 383(EX)301 rev PL-1; 383(EX)310 rev PL-1; 383(EX)311 rev

PL-1; 383(EX)312 rev PL-1.

Demolition plans - 383(DE)099 rev PL-2; 383(DE)100 rev PL-3; 383(DE)101 rev PL-2; 383(DE)102 rev PL-2; 383(DE)103 rev PL-2; 383(DE)104 rev PL-2; 383(DE)105 rev PL-2; 383(DE)106 rev PL-2; 383(DE)107 rev PL-2; 383(DE)108 rev PL-2; 383(DE)210 rev PL-2; 383(DE)211 rev PL-2; 383(DE)260 rev PL-2; 383(DE)261 rev PL-2; 383(DE)262 rev PL-2; 383(DE)300 rev PL-2; 383(DE)301 rev PL-2; 383(DE)310 rev PL-2; 383(DE)311 rev PL-2; 383(DE)312 rev PL-2

Proposed plans - 383(GA)001 rev PL-1; 383(GA)099 rev PL-3; 383(GA)100 rev PL-3; 383(GA)101 rev PL-2; 383(GA)102 rev PL-2; 383(GA)103 rev PL-2; 383(GA)104 rev PL-2; 383(GA)105 rev PL-2; 383(GA)106 rev PL-2; 383(GA)107 rev PL-2; 383(GA)108 rev PL-2; 383(GA)210 rev PL-2; 383(GA)211 rev PL-2; 383(GA)260 rev PL-2; 383(GA)261 rev PL-2; 383(GA)262 rev PL-2; 383(GA)300 rev PL-2; 383(GA)301 rev PL-3; 383(GA)310 rev PL-2; 383(GA)311 rev PL-2; 383(GA)312 rev PL-2; 383(ED)400 rev PL-2; 383(ED)401 rev PL-2; 383(ED)402 rev PL-2; 383(ED)403 rev PL-2; 383(ED)410 rev PL-1; 383(ED)415 rev PL-1; 383(ED)420 rev PL-2; 383(ED)425 rev PL-2; 383(ED)430 rev PL-1; 383(ED)435 rev PL-2; 383(ED)440 rev PL-1; 383(ED)445 rev PL-1; 383(ED)450 rev PL-1.

Supporting documents - Covering letter prepared by HgH Consulting dated July 2022; Planning statement prepared by HgH Consulting dated July 2022; Heritage Statement prepared by Icenii dated June 2022, Verified Views; Listed Building Consent Report prepared by Heyne Tillett Steel dated July 2022; Structural Report; Plant specification; Fire Strategy Report prepared by Marshall Fire Ltd dated July 2022.

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 plans - 383(EX)001 rev PL-1; 383(EX)002 rev PL-1; 383(EX)099 rev PL-1; 383(EX)100 rev PL-1; 383(EX)101 rev PL-1; 383(EX)102 rev PL-1; 383(EX)103 rev PL-1; 383(EX)104 rev PL-1; 383(EX)105 rev PL-1; 383(EX)106 rev PL-1; 383(EX)107 rev PL-1; 383(EX)108 rev PL-1; 383(EX)210 rev PL-1; 383(EX)211 rev PL-1; 383(EX)260 rev PL-1; 383(EX)261 rev PL-1; 383(EX)262 rev PL-1; 383(EX)300 rev PL-1; 383(EX)301 rev PL-1; 383(EX)310 rev PL-1; 383(EX)311 rev PL-1; 383(EX)312 rev PL-1.

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383(DE)260 rev PL-2; 383(DE)261 rev PL-2; 383(DE)262 rev PL-2;  
383(DE)300 rev PL-2; 383(DE)301 rev PL-2; 383(DE)310 rev PL-2;  
383(DE)311 rev PL-2; 383(DE)312 rev PL-2

Proposed plans - 383(GA)001 rev PL-1; 383(GA)099 rev PL-3; 383(GA)100rev PL-3; 383(GA)101rev PL-2; 383(GA)102 rev PL-2; 383(GA)103 rev PL-2;  
383(GA)104 rev PL-2; 383(GA)105 rev PL-2; 383(GA)106 rev PL-2;  
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383(GA)311 rev PL-2; 383(GA)312 rev PL-2; 383(ED)400 rev PL-2;  
383(ED)401 rev PL-2; 383(ED)402 rev PL-2; 383(ED)403 rev PL-2;  
383(ED)410 rev PL-1; 383(ED)415 rev PL-1; 383(ED)420 rev PL-2;  
383(ED)425 rev PL-2; 383(ED)430 rev PL-1; 383(ED)435 PL-2; 383(ED)440 rev PL-1; 383(ED)445 PL-1; 383(ED)450 rev PL-1.

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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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings including jambs, head and cill of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings of typical details for new internal doors at a scale of 1:10.

c) Plan, elevation and section drawings of all new windows (including secondary glazing) at a scale of 1:10 with typical glazing bar details at 1:1.

d) Details of new timber surround between the ground floor historic doors and lobby doors in Scilian and Vernon House

e) Details of the brass banding and integrated lighting to show how it will be fixed to the existing external columns

f) Details of new servicing runs for all new bathrooms / kitchens and heating demonstrating the relationship of new pipework with all existing historic fabric.

g) Samples and/or manufacturer's details of new facing materials including new roof tiles, new canopy and lift shaft (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 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 blue rectangular background.

Daniel Pope  
Chief Planning Officer