



Planning Services
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam,

Listed Building Consent for the temporary installation of a site office at 31 Southampton Row

On behalf of our client, Hogarth Properties, please find enclosed an application for listed building consent for the temporary installation of a site office at the First Floor of 31 Southampton Row, London, WC1B 5HJ ("the Site").

In addition to this covering letter, the submission comprises the following documents:

- Application form signed and dated;
- Location plan;
- Proposed temporary site plan (incl. detailed drawings / specifications);
- Heritage Statement; and
- Schedule of Works (included within this Planning Covering Letter).

Site Context

The application site comprises the First Floor only of 31 Southampton Row, London, WC1B 5HJ. 31 Southampton Row forms part of a triangular block of buildings that border Sicilian Avenue to the southwest, Southampton Row to the east, and Vernon Place to the north.

31 Southampton Row, Sicilian Avenue, and Vernon and Sicilian Houses are all contemporaneous and were constructed between 1906 and 1910 to the designs of R J Worley for the Bedford Estate, the ground landlord.

Worley was a successful commercial architect who is probably best known for his blocks of flats and his combination of brick and terracotta that he used on his buildings that can be seen on Sicilian Avenue and in some of his other properties in the West End, such as 23 Albemarle Street, 27 New Bond St and 31-35 Bury Street. His architecture can be best described as "eclectic with a historical twist" and for its date of 1906-1910, the Site is decidedly old fashioned.

The Site is located within the Bloomsbury Conservation Area and is Grade II Listed.

Relevant Planning Background

The Holborn Links Estate has been the subject of discussion with the London Borough of Camden with applications granted across several projects. In association with the implementation of these permissions, a temporary site office is required within the Estate.



31 Southampton Row has been internally stripped out in agreement with the London Borough of Camden.

The site is currently subject to pre-application discussions and, whilst a scheme is being developed, is considered to be the most suitable location for the temporary works site.

Proposed Temporary Works

The application seeks listed building consent for the temporary installation of a site office at the First Floor of 31 Southampton Row, London, WC1B 5HJ (“the Site”).

Full details of the temporary works are included in the supporting site plan enclosed with this submission.

Schedule of Works

The full scope of works and limited to:

- (1) Temporary partitions to create meeting rooms. Full details of ceiling fixings, and wall fixings, are provided within the proposed site plan documents.
- (2) Temporary installation of carpets and vinyl flooring to existing flooring, which will serve the office areas, tea points, and site toilets.
- (3) Temporary freestanding tea points. These tea points will utilise existing drainage stacks, so no intervention is required.
- (4) Temporary site toilets. Similarly, these site toilets will utilise existing drainage stacks, so no intervention is required.

The proposals have been carefully designed to avoid interference with historic fabric; the works utilise existing drainage stacks and details have been provided in accompanying drawings showing the minimal intrusion required by the proposed suspended ceiling and partition walls.

Furthermore, the Proposals will cause no visual impact on appreciation of the building from street level. These proposed changes are internal only, with no external manifestations. Therefore, due to the temporary and reversible nature of the works, the temporary proposals are judged to cause no harm to the significance of the Grade II listed building or the Bloomsbury Conservation Area.

Planning Considerations

The principle of development is strongly supported at all levels of planning policy, through maintaining the lawful use of the site as a commercial building and creating a site office, which will facilitate the construction of other properties across the Estate, which have recently been granted planning permission.

As noted above, the temporary nature of the proposals mean that no element will be permanently fixed to historic fabric and all works are entirely reversible.

The proposals have been carefully designed to avoid interference with historic fabric; the works utilise existing drainage stacks and details have been provided in accompanying drawings showing the minimal intrusion required by the proposed suspended ceiling and partition walls.



Heritage Assessment

A supporting statement from Iceni has been enclosed with this application. It outlines that the special interest of the Site is now primarily found in the architecture of the building, as a whole, with the interior having a limited contribution.

In line with the overall approach to the Site, which prioritises preserving historic fabric and minimising interventions, these proposed works will be fully reversible and will utilise the present form and layout of the Site including picking up on existing drainage stacks and retained walls and corridors.

The proposed works include installation of suspended ceilings with soffit fixings, the existing ceilings are not considered to hold heritage value. However, they will be preserved underneath thus could be revealed again upon removal.

Similarly, partition walls have been proposed with minimally invasive fixings, walls will only be erected where necessary and will be removed once the Site Office is no longer required.

On this basis, the temporary proposals are therefore judged to cause no harm to the significance of the Grade II listed building or the Bloomsbury Conservation Area.

Overall, the proposals are therefore considered to be in alignment with the London Borough of Camden's policies on listed buildings and in alignment with the requirements of the NPPF Chapter 16. The proposals are also considered to adhere to the legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusions

In keeping with national and local policy and guidance, the installation of the temporary site office respects the local context and character of the building. The proposal respects the form, fabric, design, and scale of their setting, as well as providing high-quality design.

We trust you have everything required to validate and determine this application within the statutory time frame. Should you wish to discuss any aspect of this application, please do not hesitate to contact my Director, Nick Belsten, or me.

Yours faithfully,

Ross Williamson
Principal Planner