

Application ref: 2023/4988/L  
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Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**31 Southampton Row  
London  
Camden  
WC1B 5HJ**

Proposal:

Temporary installation of a site office at first floor level.

Drawing Nos: Location plan, Heritage Statement, Cover Letter, First Floor Plan (ref. 386(EX)101), GypWall Single Frame - Detailed Drawing / Elevation of Base and horizontal board joint & Wall abutment (ref. ST-121-Z1L1-01), GypWall Single Frame - Detailed Drawing / Elevation of Head (ref. ST-121-Z1L1-06) GypCeiling Grid - Detailed Drawing / Elevation of Perimeter option 1, Perimeter option 2, and Layout 1 (ref. ST-326-ZZAA-01).

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:

Location plan, Heritage Statement, Cover Letter, First Floor Plan (ref. 386(EX)101), GypWall Single Frame - Detailed Drawing / Elevation of Base and horizontal board joint & Wall abutment (ref. ST-121-Z1L1-01), GypWall Single Frame - Detailed Drawing / Elevation of Head (ref. ST-121-Z1L1-06) GypCeiling Grid - Detailed Drawing / Elevation of Perimeter option 1, Perimeter option 2, and Layout 1 (ref. ST-326-ZZAA-01).

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.

Informative(s):

- 1 31 Southampton Row is a grade II listed building design by RJ Worley and built in 1906-1910 for the Bedford Estate. Taking a prominent position on the corner of Southampton Row and Vernon Place, the building is constructed from red bricks with white terracotta dressings. The building was developed at roof level during the 1970s, various dormer windows were inserted and residential units were created. At ground floor level the building has predominantly A1 (shops) use, the upper floors have a mixture of office and residential uses.

The proposals are for the temporary installation of a site office at first floor level. The works include the creation of partitions and the installation of carpets, tea points and toilets.

The partitions are positioned and fixed to ensure historic fabric is neither obstructed nor damaged. The tea points and toilets will use existing servicing routes.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal 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 NPPF.

- 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