

Application ref: 2024/0203/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 9 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

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:

37-63 Victoria House
Southampton Row
London
Camden
WC1B 4DA

Proposal:

Proposals for minor alterations including installation of MEP deck and new steelwork in loading bay, amendments to external plant room access doors at level 8, installation of acoustic seals and panels, installation of servicing, installation of wayfinding, installation of meeting rooms at level 7, amended external light fittings at level 8, rerouting of services at basement level 2 and openings for new riser at basement levels 1, 2 and lower ground floor.

Drawing Nos: 21593-CWA-VH-08-DR-A-0334-P-02 Proposed Level 8, 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-09-DR-A-0200-P01 - Site Location Plan, 21593-CWA-VH-08-DR-A-0470-P-01 Level 8 - External Lighting, 21593-CWA-VH-XX-DR-A-0490 - proposed acoustic seals, 21593-CWA-VH-ZZ-DR-A-0261-P-00 Elevation - Existing - (Vernon Place), 21593-CWA-VH-ZZ-DR-A-0364-P-01 - Proposed Elevation Bloomsbury Place, 21593-CWA-VH-ZZ-DR-A-0363-P-01 - Proposed Elevation Southampton Row, 21593-CWA-VH-ZZ-DR-A-0362-P-01 - Proposed Elevation Vernon Place, 21593-CWA-VH-ZZ-DR-A-0263-T-01 Elevation - Existing - (Bloomsbury Place), VTH-CWA-ZZ-07-DR-A-0324_proposed lower ground, VTH-CWA-ZZ-07-DR-A-0322_proposed basement level 1 north, VTH-CWA-ZZ-07-DR-A-0320_proposed basement level 2 north, 21593-0333-P-01 - Consented Level 7, 21593-0363-P00 - Consented Elevation Southampton Row, 21593-0362-P00 - Proposed -

Elevation (Vernon Place)_CONSENTED, 21593-0334-P-02 - Consented Level 8, Victoria House LBC DAS 21593-8042-17-01-24-2 of 2, 21593-CWA-VH-07-DR-A-0333-P-04 Proposed Level 7, 21593-0364-P00 - Proposed - Elevation (Bloomsbury Place)_CONSENTED, Victoria House LBC DAS 21593-8042-17-01-24-1 of 2, 21593 8031- Victoria House - Wayfinding - v2, L3221-KJT-ZZ-LG-DR-M-5802-S4-P01, L3221-KJT-ZZ-LG-DR-M-5801-S4-P05, 240115_VH_LBC_cover letter, L3221-KJT-01-B2-DR-M-5801-S4-P03, L3221-KJT-01-B1-DR-M-5501-S4-P07, L3221-KJT-ZZ-LG-DR-ME-5803-S4-P01, VTH-HTS-XX-00-DR-S-3105_C1_proposed loading bay plant deck, Victoria House Level 4 Heritage WiFi Locations, Victoria House Level 3 Heritage WiFi Locations, L10931 - Victoria House - Lighting Equipment Schedule.

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-CWA-VH-08-DR-A-0334-P-02 Proposed Level 8, 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-09-DR-A-0200-P01 - Site Location Plan, 21593-CWA-VH-08-DR-A-0470-P-01 Level 8 - External Lighting, 21593-CWA-VH-XX-DR-A-0490 - proposed acoustic seals, 21593-CWA-VH-ZZ-DR-A-0261-P-00 Elevation - Existing - (Vernon Place), 21593-CWA-VH-ZZ-DR-A-0364-P-01 - Proposed Elevation Bloomsbury Place, 21593-CWA-VH-ZZ-DR-A-0363-P-01 - Proposed Elevation Southampton Row, 21593-CWA-VH-ZZ-DR-A-0362-P-01 - Proposed Elevation Vernon Place, 21593-CWA-VH-ZZ-DR-A-0263-T-01 Elevation - Existing - (Bloomsbury Place), VTH-CWA-ZZ-07-DR-A-0324_proposed lower ground, VTH-CWA-ZZ-07-DR-A-0322_proposed basement level 1 north, VTH-CWA-ZZ-07-DR-A-0320_proposed basement level 2 north, 21593-0333-P-01 - Consented Level 7, 21593-0363-P00 - Consented Elevation Southampton Row, 21593-0362-P00 - Proposed - Elevation (Vernon Place)_CONSENTED, 21593-0334-P-02 - Consented Level 8, Victoria House LBC DAS 21593-8042-17-01-24-2 of 2, 21593-CWA-VH-07-DR-A-0333-P-04 Proposed Level 7, 21593-0364-P00 - Proposed - Elevation (Bloomsbury Place)_CONSENTED, Victoria House LBC DAS 21593-8042-17-01-24-1 of 2, 21593 8031- Victoria House - Wayfinding - v2, L3221-KJT-ZZ-LG-DR-M-5802-S4-P01, L3221-KJT-ZZ-LG-DR-M-5801-S4-P05, 240115_VH_LBC_cover letter, L3221-KJT-01-B2-DR-M-5801-S4-P03, L3221-KJT-01-B1-DR-M-5501-S4-P07, L3221-KJT-ZZ-LG-DR-ME-5803-S4-P01, VTH-HTS-XX-00-DR-S-3105_C1_proposed loading bay plant deck, Victoria House Level 4 Heritage WiFi Locations, Victoria House Level 3 Heritage WiFi Locations, L10931 - Victoria House - Lighting Equipment Schedule.

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 Victoria House is a grade II listed building constructed in 1926-32 and designed by Charles William Long. The building is steel framed and clad in Portland stone. It is eight storeys with a basement and sub basement. The building has a rectangular form and has 15 windows on each of the long elevations and five windows to each of the shorter elevations. The majority of the building was once used as offices, however the building is in the process of being converted to lab-enabled space. The ground floor facing Southampton Row has mostly retail and restaurant/café use and the basement is a bowling alley.

The proposals include a variety of minor alterations that will allow the functioning of the laboratory space. There are some alterations to plant and servicing that affect the loading bay, the lower ground floor and level 8. Acoustic mitigation is inserted into the heritage rooms, including seals around the doors and free standing acoustic screens. Signage is also fixed within the foyer using an adhesive that has been used in other parts of the building and will not harm the fabric.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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