

Application ref: 2024/2192/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 8 July 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

hgh Consulting
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Vernon House
23 Sicilian Avenue
London
WC1A 2QS

Proposal: Details of brickwork required to partially discharge condition 4(g) of listed building consent 2022/3985/L dated 18/10/2023 for 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: Orange red stock facing brick technical sheet produced by Camtech Building Products Ltd; Orange red stock facing brick product sample produced by Marshmoor Bricks Ltd; Quartz White facing bricks produced by Marshalls; Lindfield yellow multi brick product technical information sheet produced by Michel Mersh; Lindfield yellow multi brick sample produced by Michel Mersh; Portland EB

architectural stone product sample produced by Marshmoor.

The Council has considered your application and decided to grant Approval of Details (Listed Building).

Informative(s):

1 Reasons for granting approval of details:

Condition 4(g) required samples or manufacturers details of new facing materials including new roof tiles, new canopy and lift shaft. This application includes site photos and technical information sheets relating to the proposed brickwork for Vernon House core extension, the party wall extension, the core extension brickwork for 21 Southampton Row and pre-cast coping stone.

Manufacturers specifications of the facing materials were provided and a site visit was carried out and site photos of the samples were submitted. The brick samples have been reviewed by the Council's Conservation officer and are consistent with the design intentions of the original planning consent. The submitted details demonstrate the special architectural and historic interest of the listed building would be safeguarded. To fully discharge condition 4(g), details would need to be provided for the other facing materials which include new roof tiles, new canopy and lift shaft. An informative on the decision notice would remind the applicant of the outstanding conditions.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the submitted details are sufficient to safeguard the special architectural and historic interest of the building in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4a (external doors), 4b (internal doors), 4c (new windows), 4d (lobby door details), 4e (brass banding and integrated lighting of external columns), 4f (servicing runs), 4g (roof tiles, new canopy and lift shaft) of listed building consent granted on 18/10/2023 (2022/3985/L) are outstanding and require details to be submitted and approved.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer