

Application ref: 2024/2076/L  
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Date: 29 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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WC1H 9JE

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Gerald Eve  
One Fitzroy  
6 Mortimer Street  
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:

Installation of partitions, suspended ceilings and associated MEP works at basement level 2, upper ground floor, and levels 1, 5 and 6; installation of secondary glazing at levels 1, 5 and 6; installation of anti-vibration posts on levels 1 and 6; new maintenance access to retail unit 3 at upper ground level; and associated works.

Drawing Nos: " 21593-0325-P-02 - Upper Ground Floor Plan - Previously consented walls, 21593-0321-P-01 - Basement Level 2 (South) Previously consented walls, 21593-0201-P00 - Block Plan, 240521\_VH\_LBC\_Cover Letter, 21593-CWA-P4-05-DR-A-2609-S2\_T01 - Proposed ceiling finishes Level 5, 21593-CWA-P4-01-DR-A-2607-S2\_T01 - Proposed ceiling finishes Level 1, 21593-0332-P-01 - Sixth Floor Plan - Previously consented walls, 21593-0331-P-01 - Fifth Floor Plan - Previously consented walls, 21593-0327-P-01 - First Floor Plan - Previously consented walls, 21593-CWA-P4-ZZ-DR-A-0494\_P-02 - Typical sections with Suspended ceiling heights, 21593-CWA-P4-UG-DR-A-2603-S2\_T01 - Proposed ceiling finishes Level UGF, 21593-CWA-P4-06-DR-A-2610-S2\_T01 - Proposed ceiling finishes Level 6, 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-06-DR-A-0232-T-02 Plan - GA Existing - Sixth Floor, 21593-CWA-VH-05-DR-A-0231-T-02 Plan - GA Existing - Fifth Floor, 21593-CWA-VH-01-DR-A-0227-T-02 Plan - GA Existing - First Floor, VTH-CWA-ZZ-01-DR-A-0327\_P-03 - Proposed internal walls L1, 21593-CWA-VH-UG-DR-A-0225-T-

02 Plan - GA Existing - Upper Ground Floor, 21593-CWA-VH-B2-DR-A-0221-T-02 Plan - GA Existing - Basement Level B2 (South), VTH-CWA-ZZ-B2-DR-A-0321-S4\_P-02 - Proposed internal walls B2, VTH-CWA-ZZ-06-DR-A-0332-S4\_P-02 - Proposed internal walls L6, VTH-CWA-ZZ-05-DR-A-0331-S4\_P-02 - Proposed internal walls L5, L3221-KJT-01-01-DR-E-6110-S4-P01, L3221-KJT-01-01-DR-M-5210-S4-P02, L3221-KJT-01-01-DR-E-6410-S4-P02, L3221-KJT-01-01-DR-E-6310-S4-P01, L3221-KJT-01-01-DR-E-6210-S4-P03, L3221-KJT-01-01-DR-M-5710-S4-P01, L3221-KJT-01-01-DR-M-5510-S4-P01, L3221-KJT-01-01-DR-M-5410-S4-P02, L3221-KJT-01-01-DR-M-5310-S4-P01, L3221-KJT-01-05-DR-E-6310-S4-P01, L3221-KJT-01-05-DR-E-6210-S4-P01, L3221-KJT-01-05-DR-E-6110-S4-P01, L3221-KJT-01-04-DR-M-5210-S4-P01, L3221-KJT-01-05-DR-M-5410-S4-P01p, L3221-KJT-01-05-DR-M-5310-S4-P01, L3221-KJT-01-05-DR-M-5210-S4-P02, L3221-KJT-01-05-DR-E-6410-S4-P01, L3221-KJT-01-05-DR-M-5510-S4-P01, L3221-KJT-01-06-DR-E-6310-S4-P01, L3221-KJT-01-06-DR-E-6210-S4-P01, L3221-KJT-01-06-DR-E-6110-S4-P01, L3221-KJT-01-05-DR-M-5710-S4-P01, L3221-KJT-01-06-DR-M-5510-S4-P01, L3221-KJT-01-06-DR-M-5410-S4-P01, L3221-KJT-01-06-DR-M-5310-S4-P01, L3221-KJT-01-06-DR-M-5210-S4-P02, L3221-KJT-01-06-DR-E-6410-S4-P01, L3221-KJT-01-UG-DR-E-6110-S4-P01, L3221-KJT-01-LG-DR-M-5210-S4-P02, L3221-KJT-01-06-DR-M-5710-S4-P01, L3221-KJT-01-UG-DR-M-5210-S4-P02, L3221-KJT-01-UG-DR-E-6410-S4-P01, L3221-KJT-01-UG-DR-E-6310-S4-P01, L3221-KJT-01-UG-DR-E-6210-S4-P01, L3221-KJT-02-01-DR-M-5210-S4-P03, L3221-KJT-02-01-DR-E-6410-S4-P02, L3221-KJT-02-01-DR-E-6310-S4-P02, L3221-KJT-02-01-DR-E-6210-S4-P03, L3221-KJT-02-01-DR-E-6110-S4-P02, L3221-KJT-02-01-DR-M-5510-S4-P01, L3221-KJT-02-01-DR-M-5410-S4-P02, L3221-KJT-02-01-DR-M-5310-S4-P03, L3221-KJT-02-05-DR-E-6210-S4-P01, L3221-KJT-02-05-DR-E-6110-S4-P01, L3221-KJT-02-04-DR-M-5210-S4-P01, L3221-KJT-02-01-DR-M-5710-S4-P02, L3221-KJT-02-05-DR-M-5310-S4-P01, L3221-KJT-02-05-DR-M-5210-S4-P02, L3221-KJT-02-05-DR-E-6410-S4-P01, L3221-KJT-02-05-DR-E-6310-S4-P01, L3221-KJT-02-06-DR-E-6210-S4-P01, L3221-KJT-02-06-DR-E-6110-S4-P01, L3221-KJT-02-05-DR-M-5710-S4-P01, L3221-KJT-02-05-DR-M-5510-S4-P01, L3221-KJT-02-05-DR-M-5410-S4-P01, L3221-KJT-02-06-DR-M-5310-S4-P01, L3221-KJT-02-06-DR-M-5210-S4-P02, L3221-KJT-02-06-DR-E-6410-S4-P01, L3221-KJT-02-06-DR-E-6310-S4-P01, L3221-KJT-ZZ-01-DR-E-6710-S4-P02, L3221-KJT-02-UG-DR-M-5210-S4-P03, L3221-KJT-02-06-DR-M-5710-S4-P01, L3221-KJT-02-06-DR-M-5510-S4-P01, L3221-KJT-02-06-DR-M-5410-S4-P01, L3221-KJT-ZZ-06-DR-E-6710-S4-P01, L3221-KJT-ZZ-05-DR-E-6810-S4-P01, L3221-KJT-ZZ-05-DR-E-6710-S4-P01, L3221-KJT-ZZ-01-DR-E-6810-S4-P02, L3221-KJT-ZZ-06-DR-E-6810-S4-P01, L3221-KJT-ZZ-UG-DR-E-6810-S4-P01, L3221-KJT-ZZ-UG-DR-E-6710-S4-P01, 21593-CWA-P4-01-DR-A-2107-Proposed Fit Out First Floor Walls, 21593-CWA-P4-05-DR-A-2111-Proposed Fit Out Fifth Floor Walls, 21593-CWA-P4-06-DR-A-2112-Proposed Fit Out Sixth Floor Walls. 21593-CWA-P4-06-DR-A-2112-Proposed Fit Out Sixth Floor Walls, VTH-CWA-ZZ-06-DR-A-0493-S4\_P-01 - Proposed RF posts L6, VTH-CWA-ZZ-ZZ-DR-A-0491\_P-02 - Proposed Secondary Glazing, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 6of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 5of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 4of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 3of6, LBC DAS 21593-8044-P01-30-05-2014 - 2of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 1of6.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

21593-0325-P-02 - Upper Ground Floor Plan - Previously consented walls, 21593-0321-P-01 - Basement Level 2 (South) Previously consented walls, 21593-0201-P00 - Block Plan, 240521\_VH\_LBC\_Cover Letter, 21593-CWA-P4-05-DR-A-2609-S2\_T01 - Proposed ceiling finishes Level 5, 21593-CWA-P4-01-DR-A-2607-S2\_T01 - Proposed ceiling finishes Level 1, 21593-0332-P-01 - Sixth Floor Plan - Previously consented walls, 21593-0331-P-01 - Fifth Floor Plan - Previously consented walls, 21593-0327-P-01 - First Floor Plan - Previously consented walls, 21593-CWA-P4-ZZ-DR-A-0494\_P-02 - Typical sections with Suspended ceiling heights, 21593-CWA-P4-UG-DR-A-2603-S2\_T01 - Proposed ceiling finishes Level UGF, 21593-CWA-P4-06-DR-A-2610-S2\_T01 - Proposed ceiling finishes Level 6, 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-06-DR-A-0232-T-02 Plan - GA Existing - Sixth Floor, 21593-CWA-VH-05-DR-A-0231-T-02 Plan - GA Existing - Fifth Floor, 21593-CWA-VH-01-DR-A-0227-T-02 Plan - GA Existing - First Floor, VTH-CWA-ZZ-01-DR-A-0327\_P-03 - Proposed internal walls L1, 21593-CWA-VH-UG-DR-A-0225-T-02 Plan - GA Existing - Upper Ground Floor, 21593-CWA-VH-B2-DR-A-0221-T-02 Plan - GA Existing - Basement Level B2 (South), VTH-CWA-ZZ-B2-DR-A-0321-S4\_P-02 - Proposed internal walls B2, VTH-CWA-ZZ-06-DR-A-0332-S4\_P-02 - Proposed internal walls L6, VTH-CWA-ZZ-05-DR-A-0331-S4\_P-02 - Proposed internal walls L5, L3221-KJT-01-01-DR-E-6110-S4-P01, L3221-KJT-01-01-DR-M-5210-S4-P02, L3221-KJT-01-01-DR-E-6410-S4-P02, L3221-KJT-01-01-DR-E-6310-S4-P01, L3221-KJT-01-01-DR-E-6210-S4-P03, L3221-KJT-01-01-DR-M-5710-S4-P01, L3221-KJT-01-01-DR-M-5510-S4-P01, L3221-KJT-01-01-DR-M-5410-S4-P02, L3221-KJT-01-01-DR-M-5310-S4-P01, L3221-KJT-01-05-DR-E-6310-S4-P01, L3221-KJT-01-05-DR-E-6210-S4-P01, L3221-KJT-01-05-DR-E-6110-S4-P01, L3221-KJT-01-04-DR-M-5210-S4-P01, L3221-KJT-01-05-DR-M-5410-S4-P01p, L3221-KJT-01-05-DR-M-5310-S4-P01, L3221-KJT-01-05-DR-M-5210-S4-P02, L3221-KJT-01-05-DR-E-6410-S4-P01, L3221-KJT-01-05-DR-M-5510-S4-P01, L3221-KJT-01-06-DR-E-6310-S4-P01, L3221-KJT-01-06-DR-E-6210-S4-P01, L3221-KJT-01-06-DR-E-6110-S4-P01, L3221-KJT-01-05-DR-M-5710-S4-P01, L3221-KJT-01-06-DR-M-5510-S4-P01, L3221-KJT-01-06-DR-M-5410-S4-P01, L3221-KJT-01-06-DR-M-5310-S4-P01, L3221-KJT-01-06-DR-M-5210-S4-P02, L3221-KJT-01-06-DR-E-6410-S4-P01, L3221-KJT-01-UG-DR-E-6110-S4-P01, L3221-KJT-01-LG-

DR-M-5210-S4-P02, L3221-KJT-01-06-DR-M-5710-S4-P01, L3221-KJT-01-UG-DR-M-5210-S4-P02, L3221-KJT-01-UG-DR-E-6410-S4-P01, L3221-KJT-01-UG-DR-E-6310-S4-P01, L3221-KJT-01-UG-DR-E-6210-S4-P01, L3221-KJT-02-01-DR-M-5210-S4-P03, L3221-KJT-02-01-DR-E-6410-S4-P02, L3221-KJT-02-01-DR-E-6310-S4-P02, L3221-KJT-02-01-DR-E-6210-S4-P03, L3221-KJT-02-01-DR-E-6110-S4-P02, L3221-KJT-02-01-DR-M-5510-S4-P01, L3221-KJT-02-01-DR-M-5410-S4-P02, L3221-KJT-02-01-DR-M-5310-S4-P03, L3221-KJT-02-05-DR-E-6210-S4-P01, L3221-KJT-02-05-DR-E-6110-S4-P01, L3221-KJT-02-04-DR-M-5210-S4-P01, L3221-KJT-02-01-DR-M-5710-S4-P02, L3221-KJT-02-05-DR-M-5310-S4-P01, L3221-KJT-02-05-DR-M-5210-S4-P02, L3221-KJT-02-05-DR-E-6410-S4-P01, L3221-KJT-02-05-DR-E-6310-S4-P01, L3221-KJT-02-06-DR-E-6210-S4-P01, L3221-KJT-02-06-DR-E-6110-S4-P01, L3221-KJT-02-05-DR-M-5710-S4-P01, L3221-KJT-02-05-DR-M-5510-S4-P01, L3221-KJT-02-05-DR-M-5410-S4-P01, L3221-KJT-02-06-DR-M-5310-S4-P01, L3221-KJT-02-06-DR-M-5210-S4-P02, L3221-KJT-02-06-DR-E-6410-S4-P01, L3221-KJT-02-06-DR-E-6310-S4-P01, L3221-KJT-ZZ-01-DR-E-6710-S4-P02, L3221-KJT-02-UG-DR-M-5210-S4-P03, L3221-KJT-02-06-DR-M-5710-S4-P01, L3221-KJT-02-06-DR-M-5510-S4-P01, L3221-KJT-02-06-DR-M-5410-S4-P01, L3221-KJT-ZZ-06-DR-E-6710-S4-P01, L3221-KJT-ZZ-05-DR-E-6810-S4-P01, L3221-KJT-ZZ-05-DR-E-6710-S4-P01. Plans continued in condition 4.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

L3221-KJT-ZZ-01-DR-E-6810-S4-P02, L3221-KJT-ZZ-06-DR-E-6810-S4-P01, L3221-KJT-ZZ-UG-DR-E-6810-S4-P01, L3221-KJT-ZZ-UG-DR-E-6710-S4-P01, 21593-CWA-P4-01-DR-A-2107-Proposed Fit Out First Floor Walls, 21593-CWA-P4-05-DR-A-2111-Proposed Fit Out Fifth Floor Walls, 21593-CWA-P4-06-DR-A-2112-Proposed Fit Out Sixth Floor Walls, VTH-CWA-ZZ-06-DR-A-0493-S4\_P-01 - Proposed RF posts L6, VTH-CWA-ZZ-ZZ-DR-A-0491\_P-02 - Proposed Secondary Glazing, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 6of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 5of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 4of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 3of6, LBC DAS 21593-8044-P01-30-05-2014 - 2of6, Victoria House LBC DAS 21593-8044-P01-30-05-2014 - 1of6.

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.

- 5 Details of all secondary glazing shall be submitted to and approved by the LPA prior to installation.

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 building is currently undergoing refurbishment and a change of use from office to laboratory use consented under reference 2023/0926/P and 2023/0973/L. The current application proposes alterations associated with these works.

Suspended ceilings are instated and reinstated within parts of the building. The ceilings conceal servicing and plant and chamfer at the edges of the room to ensure they don't directly abut windows. Various partitions are also erected, these differ in position slightly to those previously approved but follow the same principals in terms of sensitivity to the historic building.

Anti-vibration columns are also erected on levels 1 and 6. These are steel columns that are bolted to the floor plate. The columns can be easily removed should a new user occupy the building.

At lower ground floor levels a storage area is created and a new opening between unit three, which impacts a breeze block wall and does not compromise plan form.

Secondary glazing is added to some windows. Details of the glazing will be requested within a condition.

There are some alterations to the MEP, with servicing taking slightly different routes through the building. However, the principals of the servicing are the same as were previously approved, and there will be no additional impact on historic fabric or the plan form of the building.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer