

Application ref: 2024/1934/P
Contact: Neil McDonald
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Date: 11 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

hgh Consulting
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

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

Proposal:

External alterations and internal refurbishments to include creation of a new office entrance on Sicilian Avenue, reconfiguration of retail units, cycle parking, shower and changing facilities, alterations at roof level to include new roof top plant deck, demolish the existing lift cars and rebuild at a lower level, erection of new stair core and safety barrier and associated works.

Drawing Nos: Site Location Plan; Block Plan; 386(EX)099 PL1; 386(EX)100 PL1; 386(EX)101 PL1; 386(EX)102 PL1; 386(EX)103 PL1; 386(EX)104 PL1; 386(EX)105 PL1; 386(EX)106 PL1; 386(EX)201 PL1; 386(EX)202 PL1; 386(EX)203 PL1; 386(EX)301 PL1; 386(EX)302 PL1; 386(EX)303 PL1; 386(EX)304 PL1; 386(DE)099 PL2; 386(DE)100 PL2; 386(DE)101 PL2; 386(DE)102 PL2; 386(DE)103 PL2; 386(DE)104 PL2; 386(DE)105 PL2; 386(DE)106 PL1; 386(DE)201 PL2; 386(DE)202 PL1; 386(DE)203 PL2; 386(DE)301 PL2; 386(DE)302 PL2; 386(DE)303 PL2; 386(DE)304 PL2; 386(GA)099 PL2; 386(GA)100 PL2; 386(GA)101 PL2; 386(GA)102 PL2; 386(GA)103 PL2; 386(GA)104 PL2; 386(GA)105 PL1; 386(GA)106 PL1; 386(GA)201 PL2; 386(GA)202 PL1; 386(GA)203 PL2; 386(GA)301 PL1; 386(GA)302 PL1; 386(GA)303 PL1; 386(GA)304 PL1; 386(ED)401 PL2; 386(ED)402 PL1; 386(ED)403 PL2; 386(ED)404 PL1; 386(ED)405 PL1; 386(ED)406 PL1; 386(ED)407 PL1; 386(ED)408 PL2; 386(ED)409 PL1; 386(ED)410 PL1; 386(ED)411 PL1; 386(ED)412 PL1; Planning Noise Assessment dated April 2024; Sustainability

Statement 15095-WAT-XX-XX-RP-V-59001 P01; Energy Strategy Report 15095-WAT-XX-XX-RP-V-10001 P02; Planning Noise Assessment dated April 2024; Sustainability Statement 15095-WAT-XX-XX-RP-V-59001 P01; Energy Strategy Report 15095-WAT-XX-XX-RP-V-10001 P02;

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Site Location Plan; Block Plan; 386(EX)099 PL1; 386(EX)100 PL1; 386(EX)101 PL1; 386(EX)102 PL1; 386(EX)103 PL1; 386(EX)104 PL1; 386(EX)105 PL1; 386(EX)106 PL1; 386(EX)201 PL1; 386(EX)202 PL1; 386(EX)203 PL1; 386(EX)301 PL1; 386(EX)302 PL1; 386(EX)303 PL1; 386(EX)304 PL1; 386(DE)099 PL2; 386(DE)100 PL2; 386(DE)101 PL2; 386(DE)102 PL2; 386(DE)103 PL2; 386(DE)104 PL2; 386(DE)105 PL2; 386(DE)106 PL1; 386(DE)201 PL2; 386(DE)202 PL1; 386(DE)203 PL2; 386(DE)301 PL2; 386(DE)302 PL2; 386(DE)303 PL2; 386(DE)304 PL2; 386(GA)099 PL2; 386(GA)100 PL2; 386(GA)101 PL2; 386(GA)102 PL2; 386(GA)103 PL2; 386(GA)104 PL2; 386(GA)105 PL1; 386(GA)106 PL1; 386(GA)201 PL2; 386(GA)202 PL1; 386(GA)203 PL2; 386(GA)301 PL1; 386(GA)302 PL1; 386(GA)303 PL1; 386(GA)304 PL1; 386(ED)401 PL2; 386(ED)402 PL1; 386(ED)403 PL2; 386(ED)404 PL1; 386(ED)405 PL1; 386(ED)406 PL1; 386(ED)407 PL1; 386(ED)408 PL2; 386(ED)409 PL1; 386(ED)410 PL1; 386(ED)411 PL1; 386(ED)412 PL1; Planning Noise Assessment dated April 2024; Sustainability Statement 15095-WAT-XX-XX-RP-V-59001 P01; Energy Strategy Report 15095-WAT-XX-XX-RP-V-10001 P02; Planning Noise Assessment dated April 2024; Sustainability Statement 15095-WAT-XX-XX-RP-V-59001 P01; Energy Strategy Report 15095-WAT-XX-XX-RP-V-10001 P02.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe'

rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Before the use commences, the air-conditioning plant shall be provided with sound attenuation in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 8 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 9 The 34 Cycle parking spaces and associated changing facilities shall be provided in their entirety prior to first occupation and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities

in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 10 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows and secondary glazing (including jambs, head and cill), ventilation grills, external doors and gates;

b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 Before occupation, details of an external lighting strategy showing the illumination of the building shall be submitted to and approved in writing by the local planning authority. The approved strategy shall be implemented prior to the use of the building commencing and retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The Site is grade II listed and incorporates three individual building which are as follows:

Avenue Chambers, 1-6 Vernon Place; 25-35 , 35A Sicilian Avenue and 6-20 Sicilian Avenue.

The site was built between 1906-10 by R. J Worely for the Bedford Estate. With a shopping parade at ground floor level and residential turned offices above, the building forms the north-west and north east returns to Sicilian Avenue.

The building is five storeys with a later 20th century attic with dormers and is constructed from red brick with terracotta dressings.

The proposals are to regenerate the site and involve external and internal alterations which include the creation of a new office entrance on Sicilian Avenue, the reconfiguration of retail units, cycle parking, additional plant at

roof level and alterations to the internal plan form on the upper floors.

The main alteration within the proposals is the recirculation of the building – creating an office entrance on Sicilian Avenue, opening up the main entrance to Vernon Place for access to the residential units on the top floor, and the repurposing of the entrance on Southampton Row for access to the cycle parking and showers at basement level.

Changes have been received during the process of the application to respond to officer comments and representations from the local Conservation Area Advisory Committee (see associated 'Consultation Summary' report. These include minor internal alterations to the new basement layout; minor internal alterations to the new office entrance layout; retention of the historic Southampton Row retail doors; retention of the historic Vernon Place residential door; removal of entrance bollards, increased ventilation grill to Southampton Row, and downstand beams to denote the location of former historic partitions removed as part of this proposal.

The office entrance on Sicilian Avenue is carefully detailed to ensure the rhythm of the shopping parade is not interrupted. The existing shopfront within the entrance unit is relocated to a shop frontage that has been altered in the past. The new frontage mimics the historic arrangement whilst allowing adequate access into the building. Internally, the width of the unit is retained, however there is some demolition to the rear in order to provide access to the lifts.

There are three existing residential units. Limited changes are proposed to these units, however, some alterations are proposed due to the changes to the circulation space.

The entrance on Vernon Place was originally designed as the principal entrance, however due to its proximity to the busy road was not considered the optimum entrance point for the office users. Within the proposals the entrance is to be used by residential occupiers which will be fewer in number than those using the offices. The entrance leads into a hall way where the principal staircase sits dramatically within the space. The staircase has been closed off and neglected for some time, the proposals will open up this circulation space, with various elements repaired and brought back to life which is welcomed. Residential users also have the option of using a lift.

It is considered that a highways contribution is not necessary for this development. Scaffolding and hoarding licences will be required for the façade repair works on Southampton Row, Vernon Place and Sicilian Avenue and for the roof top plant and this will cover the cost of any damage that occurs to the adjacent footway.

- 2 The entrance off Southampton Row is relatively new, and was originally designed as a shop unit. The internal foyer is modern and of poor quality. The removal of the modern elements within the foyer is welcome. The redesigned entrance mimics the historic shop fronts on the parade and is a discreet addition. The internal alterations are sensitive to historic character.

The reconfiguration of the shopping units is, to some degree regrettable. The small units are characteristic of the site and an important part of the buildings architecture. However, it is accepted that in order for the site to be economically successful and to improve the vitality and viability of the retail function, there needs to be some flexibility in terms of the unit sizes. Three small units have been retained along with three larger units and the office entrance. The staircases within the units leading to the basement have been shown to be modern, therefore where necessary these are replaced with modern staircases that comply with various regulations.

The cycle parking and shower rooms created at basement level utilise the space whilst being sympathetic to historic fabric. Some units at basement level are amalgamated in order to respond to the units at ground floor level.

In line with Policy T1 of the Camden Local Plan, it is expected that cycle parking at developments is provided in accordance with the London Plan standards. For offices, the requirement is for 1 space per 75 sqm for long stay use. Accordingly, the applicant proposes to provide 34 cycle parking spaces in the form of semi-vertical racks in a dedicated store in the basement. Whilst the Council do not normally support the use of these racks, their use in this case is accepted given the constraints of this Grade II listed building. The cycle store would be accessed via a straight set of stairs leading from the Southampton Place entrance, with a wheel ramp being provided to assist cyclists. Showers, changing rooms, lockers and a drying room would also be provided at basement level to serve the needs of cyclists and other office users. A response from Camden Cycling has been received and notes that it is disappointing that the cycle parking is at basement level. As Officers have stated, this is regrettable, but given the constraints of the building, it is acknowledged that it is not possible to provide cycle facilities at ground floor level in this instance nor is it possible to provide separate cycle parking facilities for the retail or residential units.

In accordance with Policy T2 of the Camden Local Plan, it is recommended that the application be subject to both a Resident and Business parking permit (car) free agreement, to be secured by means of a Section 106 Agreement. This will prevent the future occupants from adding to existing on-street parking pressures, traffic congestion and air pollution, whilst promoting the use of more sustainable modes of transport such as walking, cycling and public transport.

Given the difficulty of accessing the site, in particular the presence of the cycle lane on Southampton Row and the bus/cycle lane on Vernon Place, and it's location at the junction of Southampton Row and Vernon Place, it is recommended that the refurbishment and improvement works be subject to a Construction Management Plan and associated Implementation Support Contribution of at least £4,194 and Impact Bond of £8,000 to be secured by means of the Section 106 Agreement. This will ensure that the proposed development is carried out without unduly impacting the safe and efficient operation of the local highway network, or neighbouring amenity, in line with Policies A1 and T4 of the Camden Local Plan. Whilst a draft CMP has been submitted in support of the application, this will need to be updated once consultation with stakeholders has taken place and submitted for approval prior to any works commencing on site.

- 3 A Construction Working Group will need to be formed and this should be included in the Heads of Terms for the S106. The principal contactor is the same as the one currently working on the adjacent 21 Southampton Row and they aim to utilise the existing pit lane on Southampton Row to the south of the building to enable deliveries to take place, with the use of a crane in Sicilian Avenue to assist with moving materials around the site which is acceptable.

The amount of roof top plant is increased within the proposals. However, the plant has been carefully positioned to ensure there is limited visibility. A noise report has been submitted which shows that the proposed replacement plant meets Camden's Noise requirements. A condition is recommended to ensure that when in place, the noise standards are not exceeded. The handrail to the roof is visible within some views, however, it is not considered that this would detract from the roof form.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

In conclusion, the proposals allow the building to be in use and occupied which will ensure its longevity and maintenance. Whilst there have been some interventions such as the removal of some historic internal partitions and reconfiguration of shop units this is considered necessary to adapt the building to modern commercial requirements and ensure ongoing beneficial occupation in a viable use. Overall the historic significance of the building is not unduly compromised and various elements including the principal historic staircase are repaired and better revealed. On balance, the proposals will not harm the significance of the building.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, A5, CC1, CC3, CC4, D1, D2, D3, D4, H1, H3, Tc1, Tc2, Tc5, Tc4, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 4 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No

development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

- 5 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.
- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 8 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 9 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel:

020 7974 4444 or Environment Department (Street Naming & Numbering)
Camden Town Hall, Argyle Street, WC1H 8EQ.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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