

Application ref: 2024/4257/L  
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**Development Management**  
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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:

Internal amendments to the layout and finishes at Basement Levels 1 and 2, installation of supports to the atrium ductwork, minor alterations at roof level and other associated works. Drawing Nos: 240930\_VH\_LBC\_Cover Letter, 21593-0220-P-00 - Existing Basement Level B2 Plan\_North, 21593-0221-P-00 - Existing Basement Level B2 Plan\_South, 21593-0222-P-00 - Existing Basement Level B1 Plan\_North, 21593-0223-P-00 - Existing Basement Level B1 Plan\_South, 21593-0233-P00 - Existing Seventh Floor Plan, 21593-0236-P00 - Existing Roof Floor Plan, 21593-0237-P00 - Existing - Basement Level B2, 21593-0238-P00 - Existing - Basement Level B1, 21593-0270-P00 - Existing Sections North Atrium, 21593-0271-P00 - Existing Sections South Atrium, 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-09-DR-A-0201-P01 - Block Plan, 21593-CWA-VH-A-0336\_P-03\_Roof Plan, 21593-CWA-VH-A-0337\_P-01\_Basement Level B2, 21593-CWA-VH-A-0338\_P-03\_Basement Level B1, 21593-CWA-VH-A-0370\_P-01\_Proposed Sections North Atrium, 21593-CWA-VH-A-0371\_P-01\_Proposed Sections South Atrium, 21593-CWA-ZZ-07-DR-A-0333\_P-05\_Typical Plan Locating Atrium Ducts, 21593-CWA-ZZ-08-DR-A-0339\_P-00\_Riser Head Removal, 21593-CWA-ZZ-08-DR-A-0390\_P-00 Level Roof\_Maintenance Gates, 21593-CWA-ZZ-B1-DR-A-0311\_P-00 Basement 1 Former Bank Unit, 21593-CWA-ZZ-B1-DR-A-0322\_P-03 Basement 1 North, 21593-CWA-ZZ-B1-DR-A-0323\_P-

03\_Basement 1 South, 21593-CWA-ZZ-B1-DR-A-0389\_P-01\_Basement B1 Cycle Store, 21593-CWA-ZZ-B1-DR-A-0431\_P-03\_Basement B1 Proposed Demolition, 21593-CWA-ZZ-B2-DR-A-0310\_P-00\_Basement 2 Former Bank Unit, 21593-CWA-ZZ-B2-DR-A-0320\_P-03\_Basement 2 North, 21593-CWA-ZZ-B2-DR-A-0321\_P-03\_Basement 2 South, Victoria House Proposed Design Amendments DAS - Sept 24 Final (2), Victoria House -B1 Service Route Proposal(2), Victoria House LBC DAS 21593-8023-09-02-2024\_Goods Lift Opening(2), VTH-CWA-ZZ-UG-DR-A-4460\_P-00(2).

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:

240930\_VH\_LBC\_Cover Letter, 21593-0220-P-00 - Existing Basement Level B2 Plan\_North, 21593-0221-P-00 - Existing Basement Level B2 Plan\_South, 21593-0222-P-00 - Existing Basement Level B1 Plan\_North, 21593-0223-P-00 - Existing Basement Level B1 Plan\_South, 21593-0233-P00 - Existing Seventh Floor Plan, 21593-0236-P00 - Existing Roof Floor Plan, 21593-0237-P00 - Existing - Basement Level B2, 21593-0238-P00 - Existing - Basement Level B1, 21593-0270-P00 - Existing Sections North Atrium, 21593-0271-P00 - Existing Sections South Atrium, 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-09-DR-A-0201-P01 - Block Plan, 21593-CWA-VH-A-0336\_P-03\_Roof Plan, 21593-CWA-VH-A-0337\_P-01\_Basement Level B2, 21593-CWA-VH-A-0338\_P-03\_Basement Level B1, 21593-CWA-VH-A-0370\_P-01\_Proposed Sections North Atrium, 21593-CWA-VH-A-0371\_P-01\_Proposed Sections South Atrium, 21593-CWA-ZZ-07-DR-A-0333\_P-05\_Typical Plan Locating Atrium Ducts, 21593-CWA-ZZ-08-DR-A-0339\_P-00\_Riser Head Removal, 21593-CWA-ZZ-08-DR-A-0390\_P-00 Level Roof\_Maintenance Gates, 21593-CWA-ZZ-B1-DR-A-0311\_P-00 Basement 1 Former Bank Unit, 21593-CWA-ZZ-B1-DR-A-0322\_P-03 Basement 1 North, 21593-CWA-ZZ-B1-DR-A-0323\_P-03\_Basement 1 South, 21593-CWA-ZZ-B1-DR-A-0389\_P-01\_Basement B1 Cycle Store, 21593-CWA-ZZ-B1-DR-A-0431\_P-03\_Basement B1 Proposed Demolition, 21593-CWA-ZZ-B2-DR-A-0310\_P-00\_Basement 2 Former Bank Unit, 21593-CWA-ZZ-B2-DR-A-0320\_P-03\_Basement 2 North, 21593-CWA-ZZ-B2-DR-A-0321\_P-03\_Basement 2 South, Victoria House Proposed Design Amendments DAS - Sept 24 Final (2), Victoria House -B1 Service Route Proposal(2), Victoria House LBC DAS 21593-8023-09-02-2024\_Goods Lift Opening(2), VTH-CWA-ZZ-UG-DR-A-4460\_P-00(2).

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 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 and amendments associated with these works.

The proposals affect the two basement levels, the atrium duct work and the roof level.

At basement level there are revisions to the lay out of the bathrooms, shower rooms and cycle storage. These are all acceptable. Some fragments of historic fabric have been uncovered during construction works, the majority of this fabric is retained insitu and made good, however where the fabric is particularly piecemeal and not in good condition it will either be covered over or in some instances removed.

The former Lloyds bank will be repaired and made good. Historic doors and signage will be retained.

At roof level two gates are erected to prevent occupiers of the roof terraces entering areas of plant. The gates are discreet and in keeping with the overall aesthetic of the roof. In addition, some roof level plant is reduced in size.

The previously consented duct work running through the two atriums is slightly altered within the proposals. Due to the weight of the ductwork and vibration caused by its use, the ducts need to be tied back to the buildings structure using brackets at strategic points. The brackets have been designed to complement the architecture of the 'pods' inside the atrium so that there is a common language between the modern interventions.

The previous consent allowed the reinstatement of a goods lift. The current

works have discovered that the lift shaft is in a slightly different position than was previously thought. The access door is therefore re-positioned. The repositioning is slightly unfortunate, however the overall composition of the lift and the access has been well designed to overcome any aesthetic issues.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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