

Application ref: 2024/4609/L
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Date: 4 December 2024

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United Kingdom

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
Camden
WC1A 2QS

Proposal:

Partial details of condition 4a (external doors), b (internal doors), c (windows) and g (samples) of planning permission ref. 2022/3985/L dated 18/10/2023 (for External alterations and other works).

Drawing Nos: BQ-4500-SR-00-DR-X-01002 Rev.E; BQ-4500-SR-00-DR-X-01003 Rev.E; BQ-4500-SR-00-DR-X-01004 Rev.E; BQ-4500-SR-00-DR-X-01005 Rev. E; BQ-4500-SR-00-DR-X-01007 Rev.B; 104316-4; (100)-001; (100)-002; (100)-003; 383 (SK) 006 Rev.3; 383 (SK) 007 Rev.3; JC2402-DR01-01.03 Rev.C 01; JC2402-DR01-02.03 Rev.C 01; JC2402-DR02-01.03 Rev.C 01; JC2402-DR02-02.03 Rev.C 01; JC2402-DR3A-01.03 Rev.C 01; JC2402-DR3A-02.03 Rev.C 01; JC2402-DR08-01.02 Rev.C 01; JC2402-DR08-02.02 Rev.C 01; JC2402-DR06-01.01; JC2402-DR07-01.01; BQ-3210-SR-01-DR-X-00002 Rev. C02; BQ-4570-WB-00-DR-X-0202 Rev.P02; BQ-4570-WB-00-DR-X-0312 Rev.P02; BQ-4570-WB-00-DR-X-0313 Rev. P01; BQ-4570-WB-00-DR-X-0314 Rev.P01; 383 (GA) 262 Rev. C6; 383 (GA) 261 Rev.C2; BQ-3500-VSH-ML-DR-X-00018 Rev.C01; BQ-3500-VSH-ML-DR-X-00042 Rev.C01; BQ-3500-VSH-ML-DR-X-00044 Rev.C01; BQ-3500-VSH-ML-DR-X-00045 Rev.C01; BQ-3500-VSH-ML-DR-X-00047 Rev.C01; BQ-3500-VSH-ML-DR-X-00048 Rev.C01; BQ-3500-VSH-ML-DR-X-00049 Rev.C01; BQ-3500-VSH-ML-DR-X-00050 Rev.C01; BQ-3500-VSH-

06-DR-X-00015 Rev.C01; BQ-3500-VSH-ML-DR-X-00042 Rev.C01; BQ-3500-VSH-ML-DR-X-00044 Rev.C01; BQ-3500-VSH-ML-DR-X-00045 Rev.C01; BQ-3500-VSH-ML-DR-X-00047 Rev.C01; BQ-3500-VSH-ML-DR-X-00048 Rev.C01; BQ-3500-VSH-B-DR-X-00030 Rev.P02; BQ-3500-VSH-ML-DR-X-00042 Rev.C01; BQ-3500-VSH-ML-DR-X-00046 Rev.C01; BQ-3500-VSH-ML-DR-X-00047 Rev.C01 and BQ-3500-VSH-ML-DR-X-00048 Rev.C01.

Supporting documents: Slate sample photo; photo of material samples; A note to support the discharge of Condition 4 part C; Southampton Row Shopfront Finishes; Vernon Place Shopfront Finishes; Advice Welsh Slate Issues and Feasibility by Icen and Discharge of Condition 4G - Painting the Shop fronts by Hale Brown dated Aug 2024.

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

Informatives:

1 Reason for consent:

Parts a and b required details of the external and internal doors and part c required details of the new windows. The submitted drawings for parts a and b are acceptable. In regard to part c, the Conservation team did raise initial concerns about the use of non-integral glazing bars some of the windows. However, a context note was provided outlining the need for fire rated glazing in this location it is acknowledged detail could not be replicated in the same small scale as the original in this instance. If integrated glazing bars were installed, they would be noticeably thicker than the existing which would not enhance the appearance of the building. Therefore, given its location and fire safety context that it would be acceptable and preserve the original aesthetic of the building.

Part g required samples or manufacturers details of new facing materials including new roof tiles, new canopy and lift shaft. Samples and a drawing showing their location have been submitted and were found to be acceptable. The brick sample has already been approved under ref. 2024/2192/L.

The details have been assessed by the Council's conservation team and they are considered sufficient to discharge planning condition 4 (parts: a, b, c and g)

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

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.

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You are reminded that conditions 4d (lobby door details), 4e (brass banding and integrated lighting of external columns) and 4f (servicing runs) 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer