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FAO: Colette Hatton

Our ref: **NDA/SNA/BGI/U0024471**
Your Ref: **PP-13609850**

16 December 2024

Dear Sir/Madam

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 – Section 19
Victoria House, 37-63 Southampton Row, London, WC1B 4DA

We write on behalf of our client, Wates Construction Limited (the ‘Applicant’), to apply for a Section 19 application to vary a condition attached to a recent listed building consent (‘LBC’) (ref. 2024/4257/L) in relation to the above address at Victoria House, 37-63 Southampton Row, London, WC1B 4DA (the ‘Site’).

The Site

The Site is located on the east side of Bloomsbury Square and falls within the Bloomsbury Conservation Area. 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 comprised of 10 storeys (ground plus levels 1-9) with rooftop plant, a basement and sub-basement and comprises office, retail and leisure uses.

Planning History and Background

The Site has been subject to a number of planning permissions and listed building consents for minor interventions including new duct work, new MEP services; internal refurbishments and layout reconfigurations on levels 1-9; new perimeter CCTV systems; installation of wayfinding signage; and other associated works to provide laboratory enabled spaces and improve the building’s overall performance and efficiency. The Site’s full planning history is set out in Appendix A and includes the recent consents and permissions that have been sought by the applicant to provide lab enabled spaces.

Most recently, LBC (ref. 2024/4257/L) was approved on 11 November 2024 for:

“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.”

The application included a request to attach the following condition to any LBC granted:

"Should any additional historic features or fabric be discovered during the strip out of basement levels 1 and 2, details shall be submitted for assessment and approval by the LPA prior to their alteration."

Pre-Application Consultation

Prior to submission of application ref. 2024/4257/L, the proposals were discussed with the Conservation Officer on site on 09 September 2024. The proposed flexible condition was discussed, and the Conservation Officer raised no concerns.

The Proposals

LBC ref. 2024/4257/L was approved on 11 November 2024. However, the condition discussed and agreed with the Conservation Officer, and which was requested in the application documentation submitted, was not attached to the decision notice.

It is proposed to vary LBC ref. 2024/4257/L to include the condition. This is to ensure that any historic fabric uncovered throughout the remaining works to the Site can be appropriately assessed and dealt with collaboratively between the project team and Camden Council by way of condition approval. As such, we request the following condition wording:

"Should any additional historic features or fabric be discovered during works at basement level 1 and 2, details shall be submitted for assessment and approval by the LPA prior to their alteration."

We note that the same condition was attached to another LBC (ref. 2023/0973/L) granted for the Site, and this LBC is detailed in the planning history schedule in Appendix A.

Documentation

The following information is submitted to support this application:

- Application Form, prepared by Gerald Eve LLP; and
- Cover Letter, prepared by Gerald Eve LLP.

As the application relates to a listed building, no application fee is required.

Should you wish to discuss any aspect of this application, please do not hesitate to contact Ben Gibbs (+44 742 547 7724) or Shams Namazie (+44 747 166 4287) of this office.

Yours faithfully,



Gerald Eve LLP

Appendix A – Site Planning History

LPA Ref	Development	Decision	Date
LSX0004958/R1 And PSX0004957	“Refurbishment of the listed building including alterations at roof level; alterations to the shopfronts; the formation of an internal vehicular loading bay at the north end of the Bloomsbury Square elevation; the erection of a roof over the two existing two light wells to form atria, with new internal walls, and the insertion of pods in the atria. The use of the building to involve:- retention of office use on part of the ground and all the upper floors; double height Class A1 retail units on the Southampton Row frontage; retention of the existing bank on the southern corner and introduction of new restaurant use (with entrance and bar on Vernon Place); and a new health club on the basement floors	Approved	2001
2003/1155/L	Partial submission of details relating to the design and materials for the main reception desk pursuant to additional condition 6(e) of listed building consent (ref.no.LSX0004958/R1) dated 18 July 2001 for the refurbishment of the building.	Granted	14-07-2003
2003/1328/P	Change of use of 2nd floor offices (Class B1) to use as offices and/or tribunal rooms (Class B1 and Sui Generis mixed/composite use) together with ancillary uses	Granted	31-07-2003
2003/1517/P	Variation of condition 1 of planning permission Ref:PSX0104986/R1 dated 20th November 2001 to allow the restaurant (Class A3 Use) in the upper basement to be operated by Coastdean Ltd instead of Moving Image Plc, from 0700 to 0200 hours Monday to Saturday and from 0700 to 2400 Sundays.	Granted	06-08-2003
2003/2093/P	Installation of new louvres at second floor and the installation of new plant on the tenth floor.	No objection	09-10-2003
2003/3437/L	Internal alterations to the fourth floor including internal partitions, secondary glazing and installation of plant at seventh floor	Granted	10-02-2004
2005/2490/P	Proposed use of lower basement level for bowling alley [Use Class D2 of the Town and Country (Use Classes) Order 1987 (as amended)].	Granted	28-06-2005

LPA Ref	Development	Decision	Date
2005/3046/L	Display of an illuminated aluminium and stainless steel sign.	Granted	15-08-2005
2005/2626/L	Internal alterations in connection with use of lower basement level as bowling alley (Use Class D2).	Granted	01-08-2005
2005/2770/P and 2005/2773/L	Use of basement vault space and adjacent lightwell as public café bar (Use Class A4) and the ballroom area as function/events promotion space (Sui Generis) including the addition of a glazed roof over the lightwell all as an amendment to planning permission ref. PSX0004957 dated 18 July 2001." + "Internal works associated with the use of the basement vault space and adjacent lightwell as a public café bar and ballroom area as function/events promotion space."	Refused	19-09-2005
2006/0028/P	Variation of condition 2 of planning permission PSX0004957/R1 dated 18th July 2001 to allow the Class D2 use (Bowling Alley) at lower basement level to operate 0600 hours to 2400 hrs Monday to Wednesday; 0600-0030hrs on Thursdays/Friday mornings; 0600-0230hrs Friday and Saturday/Sunday mornings and 0700-2330hrs on Sundays.	Granted	05-01-2006
2006/2554/A	Display of annodised letters on the fabric of the building.	Granted	12-06-2006
2006/2555/L Linked with 2006/3681/P	The retention of works relating to the refurbishment and refitting of basement ballroom, bars and ancillary spaces to incorporate an events/promotions venue, associated works to the ground floor comprising the installation of bronze pin - mounted lettering to one side of the Bloomsbury Square entrance.	Granted	12-06-2006
2006/2828/L	Internal alterations to the existing office (Class B1) at 5th floor level and retention of two air conditioning units, installation of associated air handling plant and extract fan to be mounted behind the parapet wall at 5th floor roof level.	Granted	07-07-2006
2006/3016/P	External alterations to the existing office (Class B1) at 5th floor level including retention of two external air conditioning units, and installation of associated air handling plant and one extract fan to be mounted behind the parapet wall at 5th floor roof level.	Granted	07-07-2006

LPA Ref	Development	Decision	Date
2006/3092/L	Alterations involving the insertion of new glass doors into existing south atrium glass wall at the upper ground floor entry level.	Granted	21-07-2006
2006/3681/P Linked with 2006/2555/L	The retention of use of part of upper basement level (with ground floor entrance lobby) as an events promotion venue and public bar (sui generis) as an amendment to planning permission ref. PSX0004957 dated 18 July 2001	Granted	06-09-2006
2006/5439/A	Display of x3 internally illuminated fascia and x2 internally illuminated projecting signs.	Refused	03-05-2007
2007/0125/L	Installation of 3 no. internally illuminated fascia and 2 no. internally illuminated projecting signs to the existing bank.	Refused	08-05-2007
2007/5720/P	Internal and external alterations associated with the lowering of existing Automated Teller Machines (ATMs) on the Vernon Place elevation.	Granted	21-12-2007
2007/5721/L	Internal and external alterations associated with the lowering of existing Automated Teller Machines (ATMs) on the Vernon Place elevation.	Granted	21-12-2007
2008/0573/L	Installation of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2007/4301/A	Display of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2007/4301/A	Display of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2009/0842/L	Installation of an internally illuminated projecting sign.	Granted	31-03-2009
2009/0841/A	Display of internally illuminated projecting sign.	Granted	31-03-2009
2009/2197/A	Retention of an awning to the front elevation.	Refused and Warning of Enforcement	10-06-2009

LPA Ref	Development	Decision	Date
		Action to be Taken	
2009/1634/L	Retention of an awning to the front elevation.	Refused and Warning of Enforcement Action to be Taken	10-06-2009
2009/1843/P	Retention of change of use from sandwich bar (Class A1) to restaurant use (Class A3) on ground and mezzanine floors.	Granted	08-07-2009
2009/2300/L	Removal of internal partitions at fourth floor level (Class B1).	Granted	31-07-2009
2011/2489/L	External works including cleaning, localised repairs and re-pointing to the elevations, roof and crittal windows.	Granted	21-07-2011
2011/3965/P	Change of use of ground floor level retail unit (Class A1) to restaurant / café use (Class A3).	Granted	07-09-2011
2011/6402/P	Change of opening hours to: 07:00-02:00 Mondays to Thursday, 07:00-03:00 Fridays and Saturdays and 07:00-01:00 Sundays pursuant to condition 1 of planning permission 2006/3681/P dated 29/09/2010 for: The retention of use of part of upper basement level (with ground floor entrance lobby) as an events promotion venue and public bar (sui generis) as an amendment to planning permission ref. PSX0004957 dated 18 July 2001.	Granted	21-12-2011
2012/0258/L	Internal alterations at ground floor, lower mezzanine and upper mezzanine levels.	Granted	27-01-2012
2012/0255/A	Display of 2 x non-illuminated projecting signs at the ground floor front elevation of retail/business centre.	Withdrawn Decision	27-01-2012
2012/3174/P	Variation of condition 10 (loading and unloading of goods by vehicles) of planning permission (ref: PSX0004957) granted on 18/07/2001 to allow on-street servicing of the retail unit indicated on drawing ref P-11271-100 from Southampton Row between the hours of 7pm and 7am.	Granted	27-06-2012

LPA Ref	Development	Decision	Date
2012/5594/P	Installation of 4 CCTV cameras, one each to the 4 corner side elevations above ground floor level.	Refused	30-10-2012
2012/5226/L	Installation of 4 CCTV cameras, one each to the 4 corner side elevations above ground floor level.	Refused	30-10-2012
2012/5564/A	Display of 2x internally illuminated fascia sign (Class A1).	Withdrawn Decision	08-11-2012
2012/5562/L	Internal and external alterations including replacement of existing side doors with automated doors (excluding middle door) to front elevation at the ground floor level, installation of external plant comprising air-conditioning unit and fan condenser units to the roof level, display of 2 internally illuminated fascia signs, installation of new lift, reinforcement and extension of mezzanine floor and relocation of staircase.	Granted	08-11-2012
2012/5572/P	Replacement of existing side doors with automated doors excluding middle door to front elevation at the ground floor level.	Granted	08-11-2012
2012/5565/P	Installation of 1 air-conditioning unit and 3 condenser units to the roof level.	Granted	08-11-2012
2012/6008/L	Internal alterations to existing building involving the installation of three support beams associated with the installation of a lift.	Granted	13-11-2012
2013/0478/P	Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level.	Granted	30-01-2013
2013/0500/L	Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level.	Granted	30-01-2013
2013/0807/P	Installation of an additional air-conditioning condenser unit within existing roof plant enclosure at roof level.	Granted	13-02-2013
2013/2830/L	Works in association with installation of 3 x condenser units behind recess wall to Southampton Row elevation.	Granted	06-08-2013

LPA Ref	Development	Decision	Date
2013/2783/P	Installation of 3 x condenser units behind recess wall to Southampton Row elevation.	Granted	06-08-2013
2013/6646/A	Installation of one internally-illuminated projecting sign to shopfront (Class A1).	Granted	29-10-2013
2013/6645/L	Installation of one internally-illuminated projecting sign to shopfront (Class A1).	Granted	29-10-2013
2013/3573/NEW		Withdrawn Decision	--
2013/0814/NEW	Installation of air conditioning unit at roof level.	Withdrawn Decision	--
2014/5720/L	Internal and external alterations in association with the display of 1 x internally illuminated projecting sign, 1 internally illuminated sign behind fascia glazing and 2 x window vinyl graphics applied to shop front.	Granted	11-09-2014
2014/5491/A	Display of 1 x internally illuminated projecting sign.	Granted	11-09-2014
2016/4620/L	Display of signage and installation of DDA sensor.	Granted	22-08-2016
2016/3654/A	Display of 1 x non-illuminated, internally placed fascia panel, 1 x externally illuminated projecting sign, internally applied vinyl lettering, internally applied vinyl manifestations and 1 x internally applied opening hours vinyl.	Granted	09-08-2016
2016/5058/L	Alterations to existing shopfront.	Granted	16-09-2016
2016/4753/P	Alterations to existing shopfront.	Granted	16-09-2016
2016/6548/L	Installation of internal signage, addition of internal partitions and associated alterations with hair dresser equipment.	Granted	30-11-2016
2016/6521/NEW	CR GII Use of external area for 2x tables and 4x chairs. PP NOT REQUIRED	Withdrawn Decision	--

LPA Ref	Development	Decision	Date
2016/6033/INVALID	Display of an internally illuminated projecting sign.	Withdrawn Decision	--
2016/5050/NEW	Alterations to existing shopfront.	Withdrawn Decision	--
2016/4996/NEW	CR GII We propose to make a small amendment to the glazing in our shop front- increasing the width of the door from 1784mm to 2600mm and therefore reducing the width of the glazed side panels. The posts will be moved slightly further apart to support the glazing. We will be matching the existing door and glazing and using the supplier who originally installed to ensure a perfect match.	Withdrawn Decision	--
2016/3658/NEW	+++CONSTRAINTS ARE RUN+++ Refit of new coffee shop design utilising existing unit equipment. Floor finish, existing shopfront, staircase, toilets, back of house, storage and HVAC system to remain as existing. Staff room to be removed to extend sales floor, new flooring to be installed in this area only. Existing water feed to be updated to provide water to front counter.	Withdrawn Decision	--
2017/1719/TC	2 Tables and 4 Chairs Monday to Friday 8:00 - 19:00 Saturday and Sunday 08:00 - 18:00 New application	Granted	27-03-2017
2018/2135/L	The installation of a Public Address Voice Alarm System within the non-listed areas and the replacement of the fire alarm within the listed and non listed areas.	Granted	07-06-2018
2018/3812/P	Perimeter CCTV system including the installation of 12x mini dome cameras.	Granted	13-08-2018
2018/4847/L	Perimeter CCTV system including the installation of 12x mini dome cameras.	Granted	09-10-2018
2019/6322/INVALID	Please refer to the covering letter	Withdrawn Decision	--
2019/6079/INVALID	Proposed internal ventilation plants inserted through two existing window openings at 5th floor and internal ductwork serving both 4th and 5th floors.	Withdrawn Decision	--

LPA Ref	Development	Decision	Date
2019/5696/L	Repairs to mansard slate roof, leadwork and stonework and light cleaning of stonework to mansard and tower. Internal cleaning, repair and decoration of stone, terrazzo, plaster and metalwork of staircases.	Granted	12-12-2019
2019/6203/L	Internal refurbishment works to existing offices from 1st to 9th floor.	granted	13.05.2020
2020/4003/PVL	15 Tables and 30 chairs Monday - Saturday 10:00 to 23:00 Sunday 10:00 to 22:00 New application	Granted	03-09-2020
2020/2234/L	Internal and external alterations in connection with the display of an internally illuminated fascia panel located internally behind glazing, an externally illuminated projecting sign, and vinyls applied internally to glazing.		10-06-2020
2020/2204/A	Display of an internally illuminated fascia panel located internally behind glazing, an externally illuminated projecting sign, and vinyls applied internally to glazing.	Withdrawn Decision	10-06-2020
2020/1262/L	External and internal alterations to refurbish and install new MEP services at 1st to 3rd floors and 6th to 9th floors of Victoria House, replacement plant at roof level and other associated works.	Granted	11-03-2020
2020/1238/P	External alterations to refurbish and install new MEP services at 1st to 3rd floors and 6th to 9th floors of Victoria House, replacement plant at roof level and other associated works.	Granted	11-03-2020
2020/0798/L	Insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.	Granted	18-02-2020
2020/0771/P	Insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.	Granted	18-02-2020
2020/2896/L	Internal refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of existing light fittings	Granted	13.08.2020

LPA Ref	Development	Decision	Date
	and enhancement of the lighting scheme, and associated mechanical and electrical improvements.		
2020/4089/L	Details of the doors between lift lobby to southern lightwell required by condition 4 of listed building consent ref: 2020/2896/L dated 13/08/2020 for the "Internal refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of existing light fittings and enhancement of the lighting scheme, and associated mechanical and electrical improvements".	Granted	09.11.2020
2021/2775/L	Refurbishment and upgrade of cycle parking and changing facilities in Basement Level 1	Granted	17.08.2021
2021/3582/L	Internal refurbishment works to existing offices from 7th to 9th floor	Granted	04.11.2021
2021/4244/L	Refurbishment of upper Ground Floor Office	Granted	18.11.2021
2021/5737/L	Details of window removal and storage required by condition 4 of listed building consent ref 2020/0798/L granted 14/05/2020 for the insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.	Granted	06-12-2021
2021/5818/L	Change of flooring and additional office partitions	Granted	09.02.2022
2022/0794/PVL	14 Tables, 44 Chairs, 4 Barriers, 2 Umbrellas and 6 Heaters 8 Tables, 32 Chairs, 2 Umbrellas and 4 Planters in Bay 6 Tables and 12 Chairs on Pavement Monday - Saturday 10:00 to 23:00 Sunday 10:00 to 22:00 New Application	Granted	28-02-2022
2022/3480/P	Installation of new roof top plant, louvred screens, external louvres and alterations to roof level amenity space	Granted	10.11.2022
2022/3419/L	Internal and external alterations to the building to provide new MEP services, floor and ceiling finishes including partitioning in respect of part ground, part lower ground and levels 1-9, together with other ancillary facilities including a	Granted	10.11.2022

LPA Ref	Development	Decision	Date
	relocated cycle store, toilets and showers, lift stop and internal alterations within the basement.		
2022/5594/L	Installation of a construction hoist along the western elevation of the building for a temporary period.	Granted	02.03.2023
2023/0926/P	Use of part basement 2, part basement 1, part lower ground, part upper ground and part mezzanine as laboratory enabled Class E use together with associated internal alterations including MEP services.	Granted	13.06.2023
2023/0973/L	Internal alterations including MEP services, floor and ceiling finishes, the provision of a new lift opening and flexible partitions in association with the use of lower levels as laboratory enabled space	Granted	13.06.2023
2023/2659/P	Provision of external downlighting at level 8 terrace.	Granted	10.08.2023
2023/2607/L	Internal and external alterations including removal of level 8 lift parapet walls, new openings in existing risers and making good, minor alterations to the configuration of level 7 layout, provision of services containment at ceiling level of basement 1 and provision of external downlighting at level 8 terrace.	Granted	10.08.2023
2023/3795/L	Replacement of existing construction hoist and installation of new construction hoist along the Bloomsbury Square elevation for a temporary period.	Granted	01.11.2023
2024/0203/L	Proposals for minor alterations including installation of MEP deck and new steelwork in loading bay, amendments to external plant room access doors at level 8, installation of acoustic seals and panels, installation of servicing, installation of wayfinding, installation of meeting rooms at level 7, amended external light fittings at level 8, rerouting of services at basement level 2 and openings for new riser at basement levels 1, 2 and lower ground floor.	Granted	09.04.2024
2024/1385/L	Discharge of condition 4 of listed building consent 2022/3419/L regarding plant screening and ETFE roofing.	Granted	13.06.2024
2024/2076/L	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,	Granted	26.07.2024

LPA Ref	Development	Decision	Date
	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.		
2024/4167/L	Discharge of condition 5 of listed building consent application 2024/2076/L relating to secondary glazing.	Granted	23.10.2024
2024/4257/L	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.	Granted	11.11.2024