

Application ref: 2024/5625/L
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Gerald Eve
One Fitzroy
6 Mortimer Street
London
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United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Variation of Condition Granted

Address:
Victoria House
37-63 Southampton Row
London
WC1B 4DA

Proposal:
Variation of condition 3 of listed building consent 2024/4257/L approved 11/11/2024 for internal works.
Drawing Nos: Letter from GeraldEve dated 16 December 2024;

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:

241203_VH_LBC_Cover Letter, 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, 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.

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 The application seeks a variation/amendment to condition 3 of listed building consent application 2024/4245/L approved on 11/11/2024.

The original wording of condition 3 was:

"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."

The variation/amendment reads as follows:

"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, 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."

The variation to the condition will ensure the significance of the building is protected during construction works as the impact of the proposed works on any currently hidden features will require further assessment and approval by the council.

The proposed variation to the condition and previously approved works will not harm the special interest of the grade-II-listed building.

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.

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