

Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
Town Hall, Judd Street
London
WC1H 9JE

FAO: Colette Hatton

Our ref: U0024471/NDA/SNA/BGI

Your ref: PP-13735724

30 January 2025

Dear Sir / Madam

Victoria House, 37 – 63 Southampton Row, London, WC1B 4DA
Application for the partial discharge of Condition 3 pursuant to Listed Building Consent ref. 2024/5625/L

On behalf of our client, Wates Construction Limited, we submit an application for partial discharge of Condition 3 to address details of historic fabric discovered during the strip out of basement level 1 (B1), attached to Listed Building Consent ref. 2024/5625/L at the above site.

Background

Listed Building Consent was granted on 24 January 2025 (ref: 2024/5625/L) for:

“Variation of condition 3 of listed building consent 2024/4257/L approved 11/11/2024 for internal works.”

Condition 3 of 2024/5625/L

Condition 3 attached to the January 2025 LBC states:

“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.”

Proposals

Historic fabric was discovered during the strip out of level B1, this being part of the former Lloyds Bank. The features were left in-situ and discussed onsite with the Conservation Officer on 9th September 2024.

The feature discovered was parquet flooring. It was agreed with the Officer that all discovered historic fabric would be retained and made good where possible. If not possible, justification and the methodology of removal would require approval via the relevant condition by Camden.

The parquet flooring was discovered to be both disintegrating and delaminating from the original bitumen fixative that was used to bind it to the floor slab. It was discussed to overboard the flooring with plywood on a flexible adhesive to protect it and provide a substrate for a contemporary finish. However, the original floor is debonding, thus any overboarding would pull away from the slab. We are therefore, proposing its removal and for a screed floor covering. Further details can be found in the accompanying parquet flooring report. Please refer to Montagu Evans' heritage note which identifies the removal of the flooring to be at the lower end of less than substantial harm not least due to its common nature and poor condition.

Within the accompanying documentation, references to other discovered historic features are not relevant to this application and have been detailed in a separate application issued to Camden. This application only relates to the parquet flooring on level B1.

Application documentation


The following documents are enclosed to discharge this condition:

- Application Form, prepared by Newmark Gerald Eve LLP;
- Parquet Flooring Report, prepared by Corstophine & Wright;
- Proposed Heritage Works Drawing, prepared by Corstophine & Wright; and
- Heritage Statement, prepared by Montagu Evans.

No application fee is required as the application relates to a listed building consent.

We trust that this submission satisfies the requirements for Condition 3. We look forward to receiving confirmation that the application is valid. In the meantime, should you have any queries, do not hesitate to contact Shams Namazie (shams.namazie@nmrk.com) or Ben Gibbs (ben.gibbs@nmrk.com).

Yours faithfully,



Newmark Gerald Eve LLP