



Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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Vernon House and Sicilian House 23 Sicilian Avenue and 21 Southampton Row London WC1A 2Q- Non-Material Amendment to planning permission ref. 2022/3301/P.

On behalf of our client, we are pleased to enclose an application that seeks a non-material amendment for alteration to planning permission ref.2022/3301/P.

In addition to this covering letter, the submission comprises the following documents:

- Application form signed and dated;
- Site Location Plan;
- Architectural drawing pack by Hale Brown Architects, including demolition plans, detailed plans and proposed plans; and
- Heritage Statement by Iceni.

Background

On 18th of October 2023, Full Planning (2022/3301/P) and Listed Building Consent (2022/3985/L) was granted for:

“External alterations including installation of new condenser plant area to the rear of the building at lower ground floor level, installation of new plant and solar panels on the roofs of all buildings, erection of new stair core extension on the roof, extension to mansard roof on the north west part of the building, replacement shopfronts, installation of new curved entrance sliding doors with canopy and timber panelling at first floor level on Southampton Row, new external doors to office entrances fronting onto Sicilian Avenue, installation of new external metal stair, replacement of windows at lower ground floor level on the rear elevation of no. 21, amalgamation of 3 retail units to 2 enlarged single units in Vernon and Sicilian House, creation of cycle spaces and changing facilities in basement of no. 21 and associated internal works including removal of masonry walls and new structural openings and removal of timber stairs between basement and ground floor levels of no. 21, removal of ground floor stairs in Vernon and Sicilian House, replacement external metal stairs, new lifts and doors”

The amendment application seeks to make changes to planning permission 2022/3301/P only.



Given Listed Building Consents cannot be amended, a separate new Listed Building Consent application has been submitted to capture the new works proposed via these amendments.

Proposed Amendments

The overall proposals are for the refurbishment of Vernon & Sicilian House and 21 Southampton Row, Holborn, London, as part of a wider regeneration of the Holborn Links Estate. The proposed works, which form part of this application can be summarised as follows:

- Replacement of shopfront sections to 21 Southampton Row following a timber survey;
- Use of some basement vaults for services and the blocking up of others;
- Change in material of consented staircase from steel to precast concrete;
- The introduction of window barriers internally;
- The enlargement of two extract ducts on the rear elevation;
- Alterations to the basement windows on the rear elevation,
- Blocking up some windows on the rear elevation including to the fire escape stair serving 21 Southampton row;
- Changing a window serving the lightwell into a door;
- Staircases reinstated following waterproofing;
- Removing area of raised access flooring and replacing with screed;
- Realignment of PV panels and
- Realignment of handrails and a new mansafe at roof level.

A full schedule of works is provided alongside the Design and Access Statement produced by Hale Brown Architects.

Assessment

The principle of the development has already been established by virtue of the approved scheme.

This application proposes minor adjustments, as set out above, which do not increase the scale or scope of the approved scheme. The amendments constitute minor alterations, which are necessary to improve the visual and physical quality of the proposed scheme.

Nevertheless, in support of the proposal, Hale Brown architects have conducted a review of the proposals and have judged the alterations to have a neutral impact on the building's significance.



The proposed works have been carefully designed to ensure they do not negatively impact the immediate environment or the historic significance of neighbouring buildings. As a result, they will not cause harm to the Grade II listed building, its setting, or its group value, nor will they affect the character and appearance of the Bloomsbury Conservation Area.

With consideration to the proposed context, the proposed amendments are non-material in nature and would be appropriate for officers to consider the amendments under Section 96a of the 1990 Act.

Heritage

A Heritage Assessment conducted by Icení confirms that the proposals will preserve and, in some cases, enhance the special interest of the buildings. The architectural and historic significance of the site will be maintained, with a focus on the restoration and preservation of key features.

The proposals are consistent with the objectives of Chapter 16 of the NPPF and Camden's Local Plan policies, ensuring that the integrity of the listed buildings and the character of the surrounding area are safeguarded.

Conclusion

We look forward to receiving confirmation in writing that the application has been validated and that the proposed non-material amendments are considered acceptable.

Should you have any queries, please do not hesitate to contact me.

Yours faithfully,

Ella Payne

Assistant Planner