



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

Via Planning Portal

February 2024

Dear Sir/Madam,

Re: Vernon House and Sicilian House 23 Sicilian Avenue and 21 Southampton Row London WC1A 2QS | Part discharge of Condition 4, part f attached to Listed Building Consent ref. 2022/3985/L

On behalf of our client, Hogarth Properties S.A.R.L (hereafter referred to as ‘the Applicant’) please find enclosed an application for the part discharge of Condition 4, pursuant to Listed building Consent application ref 2022/3985/L.

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

- (a) Application form signed and dated, prepared by hgh Consulting; and
- (b) Coordinated Services Layout Drawings as per the below table, prepared by Borough Engineering Services.

Drawing Title	Drawing Number
Ground Floor Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-00-DR-X-9002_C01
Level 01 Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-01-DR-X-9004_C02
Level 02 Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-02-DR-X-9006_C02
Level 03 Coordinated Services Layout	BQ-6000-SR-03-DR-X-9008_C02

Southampton Row Layout	
Level 04 Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-04-DR-X-9010_C02
Level 05 Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-05-DR-X-9012_C02
Level 06 Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-06-DR-X-9014_C02
Basement Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-B-DR-X-9000_C03
Roof Coordinated Services Layout Southampton Row Layout	BQ-6000-SR-RF-DR-X-9000_C01
Level 01 Coordinated Services Layout Vernon House Layout	BQ-6000-VSH-01-DR-X-9005_C01
Level 02 Coordinated Services Layout Vernon House Layout	BQ-6000-VSH-02-DR-X-9007_C01
Level 03 Coordinated Services Layout Vernon House Layout	BQ-6000-VSH-03-DR-X-9009_C01
Level 04 Coordinated Services Layout Vernon House Layout	BQ-6000-VSH-04-DR-X-90011_C01
Level 05 Coordinated Services Layout Vernon House Layout	BQ-6000-VSH-05-DR-X-9013_C01



Basement Coordinated Services Layout

BQ-6000-VSH-B-DR-X-9001_C02

Vernon House Layout

Roof Coordinated Services Layout

BQ-6000-VSH-RF-DR-X-9015_C01

Vernon House Layout

Background

On 18th of October 2023, Listed Building Consent 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.

Condition 4: Details of new servicing runs

This application seeks to discharge of Condition 4 of Listed Building Consent application 2022/3985/L. This condition is set out below which details to allow its discharge and reference the enclosed documents. The application is to discharge part F of Condition 4.

4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings including jambs, head and cill of all new external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.*
- b) Plan, elevation and section drawings of typical details for new internal doors at a scale of 1:10.*
- c) Plan, elevation and section drawings of all new windows (including secondary glazing) at a scale of 1:10 with typical glazing bar details at 1:1.*
- d) Details of new timber surround between the ground floor historic doors and lobby doors in Scilian and Vernon House*
- e) Details of the brass banding and integrated lighting to show how it will be fixed to the existing external columns*



f) Details of new servicing runs for all new bathrooms / kitchens and heating demonstrating the relationship of new pipework with all existing historic fabric.

g) Samples and/or manufacturer's details of new facing materials including new roof tiles, new canopy and lift shaft (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

All relevant details to discharge part f of Condition 4 are provided within the supporting drawings.

Conclusion

We look forward to receiving confirmation in writing that the application has been validated and the details are found acceptable to discharge part f of Condition 4 of Listed Building Consent application ref 2022/3985/L.

Yours faithfully,

Annabel Williams

Senior Planner