

Application ref: 2025/0317/L  
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Gerald Eve  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

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

Proposal:  
Partial discharge of condition 4 of listed building consent application 2023/0973/L regarding the discovery of additional historic features and fabric.  
Drawing Nos: 250121\_VH\_C4, 250123\_Victoria House\_Condition 4\_Heritage Statement, Report - Lloyds Parquet flooring review - updated, VTH-CWA-ZZ-LG-DR-A-0314\_P-00.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 4 of listed building consent application 2023/0973/L which reads as follows:

Should any additional historic features or fabric be discovered during the strip

out of units 1, 6, 7, 8 and 9 at lower ground level, details shall be submitted for assessment and approval by the LPA prior to their alteration.

Three elements of historic fabric have been uncovered during the course of the works: parquet flooring, decorative ceiling and a door.

The proposals are to remove the parquet flooring and apply a levelling screed. Historic photographs have been submitted demonstrating that the original flooring was stone tiles and that the parquet flooring was inserted at a later date. Furthermore, the parquet flooring is in poor condition, missing in places, and has become delaminated from the screed beneath. The removal of the parquet flooring is therefore supported.

It is proposed repair and make good the higher section of decorative ceiling and to the cover the lower ceiling. This is welcome as a previously covered element of the building will be made good and become visible, contributing to the character of the space.

The historic door will be re-enclosed and preserved in-situ, much as it was prior to the building works taking place.

The proposed 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.


- 2 You are advised that all conditions relating to listed building consent 2023/0973/L which need details to be submitted, have been approved.

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 centered within a light gray rectangular box.

Daniel Pope  
Chief Planning Officer