

Application ref: 2025/0812/L
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hgh
45 Welbeck Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Vernon House
23 Sicilian Avenue
WC1A 2QS

Proposal:

Details of service runs for new bathrooms, kitchens and heating required by condition 4f of listed building consent ref 2022/3985/L dated 18/10/2023 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.

Drawing Nos: BQ-6000-SR-00-DR-X-9002 rev C01; BQ-6000-SR-01-DR-X-9004 rev C02; BQ-6000-SR-02-DR-X-9006 rev C02; BQ-6000-SR-03-DR-X-9008 rev C02; BQ-6000-SR-04-DR-X-9010 rev C02; BQ-6000-SR-05-DR-X-9012 rev C02; BQ-6000-SR-06-DR-X-9014 rev C02; BQ-6000-SR-B-DR-X-9000 rev C03; BQ-6000-SR-RF-DR-X-9016 rev C01; BQ-6000-VSH-01-DR-X-9005 rev C01; BQ-6000-VSH-02-DR-X-9007

rev C01; BQ-6000-VSH-03-DR-X-9009 rev C01; BQ-6000-VSH-04-DR-X-9011 rev C01; BQ-6000-VSH-05-DR-X-9013 rev C01; BQ-6000-VSH-B-DR-X-9001 rev C02; BQ-6000-VSH-RF-DR-X-9015 rev C01; BQ-6000-SR-01-DR-X-8016 rev C01; BQ-6000-SR-02-DR-X-8022 rev C01; BQ-6000-SR-03-DR-X-8028 rev C01; BQ-6000-SR-04-DR-X-8034 rev C01; BQ-6000-SR-05-DR-X-8039 rev C01; BQ-6000-SR-06-DR-X-8046 rev C01; BQ-6000-SR-B-DR-X-8004 rev C01; BQ-6000-SR-ML-DR-X-9003 rev C01; BQ-6000-VSH-02-DR-X-8023 rev C01; BQ-6000-VSH-03-DR-X-8029 rev C01; BQ-6000-VSH-04-DR-X-8035 rev C01; BQ-6000-VSH-05-DR-X-8041 rev C01; BQ-6000-VSH-B-DR-X-8005 rev C02; BQ-6000-VSH-ML-DR-X-9001 rev C01; BQ-6000-VSH-RF-DR-X-8047 rev C01.

The Council has considered your application and decided to grant Approval of Details

Informative(s):

- 1 Condition 4(f) required details of the new servicing runs for all bathrooms, kitchens and heating. This application includes drawings showing the services layouts on each of the floors of Vernon House and Southampton Row. Additional section drawings were submitted during the course of the application to understand where the servicing would be mounted. These confirm that the servicing would mainly be ceiling mounted in line with the intentions of the original listed building consent. One vertical riser has changed position to avoid breaking through an historic wall. Although this riser will be more visible within the office space, its clear there are benefits to the relocation as it retains historic fabric.

The details have been reviewed by the Council's Conservation officer and are consistent with the design intentions of the original listed building consent. The submitted details demonstrate the special architectural and historic interest of the listed building would be safeguarded and the condition can be discharged.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

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 National Planning Policy Framework 2024.

- 2 You are advised that all conditions relating to listed building consent (ref 2022/3985/L) granted on 18/10/2023 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer