

Mr Trevor Jones
Trevor Jones
Meadow Bank Cottage
Springwood Road
Rawdon
Leeds
LS19 6BH

Application Ref: **2017/4223/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

13 February 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Victoria House
37-63 Southampton Row
LONDON
WC1B 5HR

Proposal:

Removal of external signage and the entire ATM surround shopfront-below-fascia-sign-level to be replaced with new windows, divisions, cill and below-cill walling, all to fully match the original windows to the immediate right, replacement of etched glass pane with plane glass pane, and make good of any damage.

Drawing Nos: Photo of Glass Pane; 3 x Photos; Heritage Statement (06/12/2017); Design and Access Statement (06/12/2017); Site Location Plan; Block Plan; [50163400-] AREX-00-0100, AREX-E1-0200, AR01-00-0110 revA, AR01-E1-0210 revB.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

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.

- 3 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.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed works are associated to the closing of the Lloyds Bank branch on Southampton Row. The vacancy therefore requires that all 'Lloyds Bank' signs and plaques be removed from both elevations and making good with proposed lime mortar to match the stonework as closely as possible.

The Vernon Place elevation is to have the below-fascia frontage containing the two ATMs and associated surrounding, removed. The area of the shopfront was significantly altered to accommodate the installation of the ATMs. This is to be replaced with new windows, divisions, cill and below-cill walling to fully match the original windows to the immediate right (when viewed from outside).

The etched pane of glass, on Vernon Place elevation, bearing the name of the bank is also to be replaced with a plane glass pane.

The aim of the proposal is to re-instate the historical details of the host building with matching materials, and as such, is considered to be acceptable in terms of size, design, location and materials to be used. It will preserve and enhance the character and appearance of the host building, the conservation area and the streetscape, and will not harm the setting of the host and adjacent listed buildings.

The site's planning history has been taken into account when making this decision. No responses were received following the statutory consultations.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

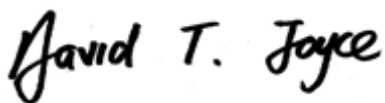
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016; and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning