

Application ref: 2019/1671/L
Contact: Colette Hatton
Tel: 020 7974 5648
Date: 24 June 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lab Holborn Estates Limited
The Stables Market, Chalk Farm Rd
LABS Atrium
London
NW1 8AH
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**31 Southampton Row
London
WC1B 5HJ**

Proposal:

Removal of modern partitions and construction of new ones to improve the layout of the existing flats. General refurbishment to meet current standards.

Drawing Nos: Application Form, 190125_Labs_31 Southampton Row_Proposed Planning_Location Plan, 31 Southampton Row DAS, 190125_Labs_31 Southampton Row_Proposed Planning_Site Plan, PHOTOGRAPHIC RECORDS, 190125_Labs - 31 Southampton Row - Door and Floor Intent, 190208_Labs_31 Southampton Row_Demolition Plan_Planning, 190125_Labs_31 Southampton Row_Proposed Planning, 181113_Labs_31 Southampton Row_Existing Plan.

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: Application Form, 190125_Labs_31 Southampton Row_Proposed Planning_Location Plan, 31 Southampton Row DAS, 190125_Labs_31 Southampton Row_Proposed Planning_Site Plan, PHOTOGRAPHIC RECORDS, 190125_Labs - 31 Southampton Row - Door and Floor Intent, 190208_Labs_31 Southampton Row_Demolition Plan_Planning, 190125_Labs_31 Southampton Row_Proposed Planning, 181113_Labs_31 Southampton Row_Existing Plan.

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 31 Southampton Row is a grade II listed building design by RJ Worley and built in 1906-1910 for the Bedford Estate. Taking a prominent position on the corner of Southampton Row and Vernon Place, the building is constructed from red bricks with white terracotta dressings. The building was developed at roof level during the 1970s, various dormer windows were inserted and residential units were created. At ground floor level the building has predominantly A1 (shops) use, the upper floors have a mixture of office and residential uses.

The proposals relate to the fifth floor which is the top floor. It is proposed to remove the existing modern partitions that create the individual residential units and to replace them with new partitions that rationalise the floor plan and improve the quality of the flats. The doors and floors are also replaced.

As the residential units at this level were added during the 1970s when the top floor was created, the existing partitions have no historical or architectural value. The replacement partitions to some degree create a more logical plan form and are sympathetic to the existing fabric, windows are not compromised by the partitions and the stair cores remain unaltered.

The existing doors and floors have no historic value and the replacement floors and doors, whilst having a modern appearance are of good quality.

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 2016 and the NPPF.

- 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer