

Application ref: 2019/2139/L  
Contact: Colette Hatton  
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Date: 16 October 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Lab Tech Investments Limited  
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Camden Lock Market  
London  
NW1 8AB  
United Kingdom

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 4DR**

Proposal:

Internal works to improve the existing layout, and redecoration of the commercial unit.  
Drawing Nos: Application form, Victoria House\_Camden Coffee\_Site Plan, Victoria House\_Camden Coffee\_Location Plan, DAS, Victoria House\_Camden Coffee\_Proposed Materials, Victoria House\_Camden Coffee\_Section B, Victoria House\_Camden Coffee\_Section C, Victoria House\_Camden Coffee\_Proposed Plans, Victoria House\_Camden Coffee\_Section A, Victoria House\_Camden Coffee\_Existing Plans, Victoria House\_Camden Coffee\_Demolition Plans.

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, Victoria House\_Camden Coffee\_Site Plan, Victoria House\_Camden Coffee\_Location Plan, DAS, Victoria House\_Camden Coffee\_Proposed Materials, Victoria House\_Camden Coffee\_Section B, Victoria House\_Camden Coffee\_Section C, Victoria House\_Camden Coffee\_Proposed Plans, Victoria House\_Camden Coffee\_Section A, Victoria House\_Camden Coffee\_Existing Plans, Victoria House\_Camden Coffee\_Demolition 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 Victoria House is a grade II listed building constructed in 1926-32 and designed by Charles William Long. The building is steel framed and clad in Portland stone. It is eight storeys with a basement and stud basement. The building has a rectangular form and has 15 windows on each of the long elevations and five windows to each of the shorter elevations. The majority of the building is used as offices, the ground floor facing Southampton Row has mostly retail and restaurant/café use and the basement is a bowling alley.

The proposals affect unit two which faces Southampton Row and is currently used as a café. Modern partitions are stripped out within the proposals and new partitions erected. Panelling is also placed on the walls and a new floor laid.

The new partitions are sympathetic to the surviving historic fabric and floor plan whilst allowing the café to function optimally. The panelling and floor will not affect the character of the building and are acceptable.

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 positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer