



GERALDEVE

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For the attention of: Laura Hazelton

10 March 2020

**Our ref: NFD/LEM/SMAC/SP2**

**Your ref: PP-08536137**

Dear Laura,

**Victoria House, 37 – 63 Southampton Row, London, WC1B 4DA**

**Application for Planning Permission and Listed Building Consent**

We write on behalf of our client, *Labs VH Limited*, to submit an application for planning permission and listed building consent in respect of Victoria House at 37 – 63 Southampton Row, London, WC1B 4DA.

Full planning permission and listed building consent is sought for:

***“External and internal alterations to refurbish and install new MEP services at 1<sup>st</sup> to 3<sup>rd</sup> floors and 6<sup>th</sup> to 9<sup>th</sup> floors of Victoria House and other associated works.”***

#### **The Site**

The site is located on the east side of Bloomsbury Square. It lies within the jurisdiction of the London Borough of Camden (LBC). The existing building is Grade II listed and falls within the Bloomsbury Square conservation area.

#### **Planning History**

The Site has been the subject of a number of recent applications for planning permission and listed building consent. Of note, recent applications have sought Camden's approval for a number of recent and minor interventions to the building.

These proposals include, *inter-alia*: new duct work, internal refurbishments from first to ninth floors, internal works to improve the existing layout; new perimeter CCTV systems; and repairs to the mansard roof, leadworks and stonework and other associated works.

There are two pending applications for planning permission (ref: 2020/0771/P) and listed building consent (ref: 2020/0798/L) pending with Camden for consideration. These are seeking to insert new duct work to improve and serve two existing plant rooms within the building at levels four and five.

These applications have been submitted by the same Applicant, *Labs VH Limited*, and form part of their wider aspirations to refurbish the building and improve its overall performance and efficiency.

### **Background & Overview**

The proposals at Victoria House form part of the Applicant's ongoing programme of works to upgrade the existing building. The refurbishment proposals will retain the office use (Class B1) and refurbish to allow LABS to run co-working office floors, whilst sympathetically preserving this Grade II listed building.

This planning and listed building consent application seeks approval to upgrade the existing mechanical and electrical services on floors one to three and on floors six to nine. This application supports the works already proposed at levels four and five to ensure the building is fully upgraded to support the refurbishment and investment programme being undertaken by Labs.

To enable the proposed works to take place, the proposals also require a re-positioning of the toilets on Level 07, as well as alterations to the tea points on Level 07. These works are clearly articulated within the supporting submission pack.

### **Planning Policy Consideration**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan, unless material considerations indicate otherwise.

Planning policy operates at national, regional and local levels. At a national level Central Government adopted the National Planning Policy Framework (NPPF) in February 2019. The statutory Development Plan for the site comprises of the London Plan (Consolidated with Alterations since 2011) (March 2016), at a regional level, and Camden Local Plan (July 2017) at a local level.

As outlined in the Design and Access Statement prepared by Hutchinson & Partners, the proposals promote high quality design, and as demonstrated in the Heritage Statement prepared by Labs, they sensitively respects local context and character, and preserves the Grade II listed building and the Bloomsbury Square Conservation Area. The supported Heritage Statement by Labs clearly demonstrate the proposals will help to preserve and enhance this listed building to ensure its physical and environmental preservation through upgrading the existing MEP services. On this basis, the proposals are considered to satisfy the objectives of Local Plan Policies D1 and D2.

A full Acoustic Report has also been provided by Sol Acoustics in support of these proposals. This Report demonstrates that the proposals will not have an adverse impact in terms of noise and will not cause unacceptable harm to amenity. The proposals are therefore considered to comply with Local Plan policies A1 and A4.

On the basis of the proposals, it is considered they will provide significant benefits in the form of preserving the Grade II listed building through allowing it to provide a much improved and refurbished higher quality office building, with improved sustainability credentials. Accordingly, it is considered that the proposals accord with planning policy at all levels.

### **Documentation**

As part of this planning application please find enclosed a copy of the following documentation:

- A copy of this cover letter prepared by Gerald Eve LLP.
- Completed Application Form prepared by Gerald Eve LLP.
- Completed CIL Form prepared by Gerald Eve LLP.
- Design and Access Statement (including Proposed material details) prepared by Hutchinson & Partners.
- Site Location Plan prepared by Hutchinson & Partners.
- Heritage Statement prepared by Labs.
- MEP Plans prepared by Scotch & Partners.
- Existing and Proposed Plans prepared by Hutchinson & Partners.
- Acoustic Report prepared by Sol Acoustics.

The application fee of £462.00 has been paid concurrently with the submission of this application on the Planning Portal (ref: PP-08536137).

We trust that you have everything required to proceed with validation.

However, in the meantime, if you have any questions or require anything further, please contact either Natalie Davies (or Shaun MacArthur (020 3486 3723) of this office.

Yours faithfully

*Gerald Eve LLP.*

**Gerald Eve LLP**

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