

Application ref: 2020/2896/L  
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Date: 13 August 2020

**Development Management**  
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London  
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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 refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of existing light fittings and enhancement of the lighting scheme, and associated mechanical and electrical improvements.

Drawing Nos: Application form, 19023 00 AP 0010 002 - Site Plan, , 19023 00 AP 0010 001 - Site Location Plan, 19023 DAS Section 1, Victoria House Heritage Statement GF, Submission Letter, 19023 LABS Victoria House Drawings, 19023 DAS Section 3, 19023 DAS Section 2.

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, 19023 00 AP 0010 002 - Site Plan, , 19023 00 AP 0010 001 - Site Location Plan, 19023 DAS Section 1, Victoria House Heritage Statement GF, Submission Letter, 19023 LABS Victoria House Drawings, 19023 DAS Section 3, 19023 DAS Section 2.

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.

- 4 Notwithstanding the approved drawings, details of the doors leading from the lift lobby to the southern lightwell shall be submitted to and approved by the Local Planning Authority prior to this part of the works going ahead.

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 listed building consent

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 sub 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.

Internally the building has been much altered. The main hall at ground floor level now has a raised opaque glass floor and the two lightwells to either side of the hall are now enclosed as a result of a roof covering. The lightwells have glazed ground to ceiling curtain walling and each has a suspended pod structure within the void.

The proposals affect the main hall at ground floor level and the enclosed lightwell to the south of the building.

Within the proposals the opaque glazed flooring from the main hall and the dark grey vinyl tiles from the southern lightwell are removed and replaced with a mixture of travertine and terrazzo cement tiles. The tiles vary in colour, grain

and texture but create a complimentary palette of creams and buffs that work well with the existing historic stone and marble. The flooring will be an obvious modern addition but will integrate well with the historic fabric and character of the building.

The lift lobbies undergo some alterations with the addition of textured wall panelling and brass detailing to the lifts. All are in keeping with the character of the building making reference to the existing materiality and colour palette.

Other alterations include a doorway into the southern lightwell. The door mirrors the doorway that leads to the northern lightwell but has a different design. It would be preferable if the new doors had a relationship with the doors leading to the northern lightwell. As such, a condition has been added to the consent asking for further details of the doors to be submitted for approval.

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 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.
- 3 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.
- 4 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  
Director of Economy, Regeneration and Investment