

Application ref: 2021/2775/L  
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**Development Management**  
Regeneration and Planning  
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1-7 Dockray Place  
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:

Refurbishment and upgrade of cycle parking and changing facilities in Basement Level 1

Drawing Nos: VH-100-01, VH-100-02, XX-B1-DR-A-0101, XX-B1-DR-A-0103, XX-B1-DR-A-0201, XX-B1-DR-A-0202, XX-B1-DR-A-0203, XX-B1-DR-A-0301, XX-B1-DR-A-0304, XX-B1-DR-A-0305, XX-B1-DR-A-0306.

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: VH-100-01, VH-100-02, XX-B1-DR-A-0101, XX-B1-

DR-A-0103, XX-B1-DR-A-0201, XX-B1-DR-A-0202, XX-B1-DR-A-0203, XX-B1-DR-A-0301, XX-B1-DR-A-0304, XX-B1-DR-A-0305, XX-B1-DR-A-0306.

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 listed building consent

Victoria House is a grade II listed building constructed in 1926-32 and designed by Charles William Long. The external elements of the building are largely intact, apart from the ground floor shop fronts facing Southampton Row which were replaced with simple glass shopfronts in the early part of the 21st century. Internally, much of the grand lobby has been retained and the third and fourth floors which retain mahogany panelling and decorative fireplaces are intact. The remaining floors have been largely altered, with all historic wall panelling, floors and ceilings removed. The building has high aesthetic and architectural value, which contributes to the significance of the heritage asset.

The application concerns the upgrade and refurbishment of the existing cycle parking store and associated changing facilities and showers at basement level. The proposals include stripping out the existing facilities and demolition of modern partition walls and installation of new and reconfigured facilities. All existing finishes and walls to be removed are modern and there is little of historic or architectural significance at this level having been heavily altered previously. All elements which would be affected date from the early 2000s and as such, their removal would not cause harm to the heritage asset. The new fixtures and fittings would be of a high quality and sensitively installed so that they would not involve a harmful loss of historic fabric.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building.

No objections were received prior to the determination of this application. The site's planning history has been taken into account prior to making this decision and 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 Planning (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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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



Daniel Pope  
Chief Planning Officer