

Application ref: 2021/3582/L
Contact: Colette Hatton
Tel: 020 7974 5648
Email: Colette.Hatton@camden.gov.uk
Date: 4 November 2021

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

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

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 existing offices from 7th to 9th floor
Drawing Nos: 19023 00 AP 0010 200 Site Location Plan, 210707_LABS VH 7-8-9F_DAS V3_Drawings Set (which includes Level 7 Existing Plan, Level 7 Proposed Demolition Plan, Level 7 Proposed Indicative Partitions, Level 8 Existing Plan, Level 8 Proposed Demolition Plan, Level 8 Proposed Indicative Partitions, Level 9 Existing Plan, Level 9 -Proposed Demolition Plan, Level 9 Proposed Indicative Partitions).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 19023 00 AP 0010 200 Site Location Plan, 210707_LABS VH 7-8-9F_DAS V3_Drawings Set (which includes Level 7 Existing Plan, Level 7 Proposed Demolition Plan, Level 7 Proposed Indicative Partitions, Level 8 Existing Plan, Level 8 Proposed Demolition Plan, Level 8 Proposed Indicative Partitions, Level 9 Existing Plan, Level 9 -Proposed Demolition Plan, Level 9 Proposed Indicative Partitions).

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 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.

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 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.

The proposals are to demolish the existing modern partitions and to insert new partitions into the seventh, eighth and ninth floors. The maximum amount of partitions is shown on the plans, but it is likely only a small percentage of the partitions shown will be erected at any time. The proposals allow the occupants of the building to have greater flexibility in terms of creating their required office space, whilst negating the need for numerous listed building consent applications.

All the partitions shown are sympathetic to the architecture of the building. The partitions avoid windows and doors and follow the overall plan form of the building, with offices created around the perimeter of the building with a circular corridor within. The fixtures and fittings have also been designed to have minimal impact on any historic fabric.

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.

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 2021.

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 of Daniel Pope.

Daniel Pope
Chief Planning Officer