

Application ref: 2021/4244/L
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Date: 18 November 2021

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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 of upper Ground Floor Office

Drawing Nos: 21016-DMBA-XX-00-DR-A-0102_01, 21016_VH-UGF_DMBA_Design and Access Statement_Part1, 21016_VH-UGF_DMBA_Design and Access Statement_Part2, 0103 rev01, 0104 rev01, 0105 rev01, 0106 rev01, 0107 rev01, 0108 rev01, 0109 rev01, 0110 rev01, 21016-DMBA-XX-00-DR-A-0101_01.

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: 21016-DMBA-XX-00-DR-A-0102_01, 21016_VH-

UGF_DMBA_Design and Access Statement_Part1, 21016_VH-
UGF_DMBA_Design and Access Statement_Part2, 0103 rev01, 0104 rev01,
0105 rev01, 0106 rev01, 0107 rev01, 0108 rev01, 0109 rev01, 0110 rev01,
21016-DMBA-XX-00-DR-A-0101_01.

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 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 affect a room at upper ground floor level and include the removal of modern partitions and fittings and the insertion of new partitions and services. The historic plan form no longer exists and historic fabric is limited to the external walls and windows.

The drawings show the maximum amount of partitions, however 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. The fixtures and fittings have also been designed to have minimal impact on any historic fabric.

The proposals include the removal of a section of timber panelling. Upon inspection it appears the panelling is a later addition and is not historic or significant. The removal is therefore not considered to impact the special interest of the building.

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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer