

Application ref: 2020/0798/L  
Contact: Laura Hazelton  
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Date: 14 May 2020

**Development Management**  
Regeneration and Planning  
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Iceni Projects  
Da Vinci House  
44 Saffron Hill  
London  
EC1N 8FH

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 4DA**

Proposal: Insertion of duct work through four window openings at 5th floor level to north and south elevations and associated ducting to serve two existing plant rooms within the building.

Drawing Nos: 01 AP 0010 301, 01 AP 0020 301, 01 AP 0020 302, 01 AP 0020 303, 01 AP 0020 304, 01 AP 0020 305, 01 AP 0020 306, 01 AP 0020 307, 01 AP 0020 308, 01 AP 0110 301, 01 AP 0110 302, 01 AP 2930 002, 01 AP 3100 001, 01 AP 5700 303, 01 AP 5700 307, 01 AP 5700 309, 01 AP 5700 311, Design and Access Statement ref: 19023 REP 022, Acoustic Design Report ref: P1797-REP01-TSL dated May 2018.

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: 01 AP 0010 301, 01 AP 0020 301, 01 AP 0020 302, 01 AP 0020 303, 01 AP 0020 304, 01 AP 0020 305, 01 AP 0020 306, 01 AP 0020 307, 01 AP 0020 308, 01 AP 0110 301, 01 AP 0110 302, 01 AP 2930 002, 01 AP 3100 001, 01 AP 5700 303, 01 AP 5700 307, 01 AP 5700 309, 01 AP 5700 311, Design and Access Statement ref: 19023 REP 022, Acoustic Design Report ref: P1797-REP01-TSL dated May 2018.

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 Prior to the removal of the windows at 5th floor level, details of the method of removal and long term storage shall submitted and approved in writing by the Local Planning Authority.

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 application concerns the insertion of plant on the fourth and fifth floors. In order to ventilate the plant effectively it is proposed to remove two windows to the Bloomsbury Square elevation and two to the Southampton Row elevation. Duct work would then be inserted into the openings to provide the required ventilation. The windows would be stored on site to be reinstated when appropriate.

The four small windows to be removed are entirely hidden behind the large parapets in the central sections of the two elevations. As a result they do not contribute to the elaborate and decorative fenestration nor the overall

appearance of the building. The windows are likely to be historic, but have a very simple form as they were not designed to be viewed along with the rest of the building. The windows can be appreciated from inside the building, however appreciation is limited as the rooms the windows serve are now used for plant equipment. The windows do have some significance in terms of fabric, but this is limited when viewed in context with the rest of the building.

Plant equipment is necessary for the building to function as a modern office. Locating the plant inside the building prevents additional plant being located at roof level where it would be visible from the street and surrounding buildings. The proposals affect the least significant and sensitive parts of the building ensuring minimum impact to its aesthetic and fabric. Furthermore, the openings are not altered and the windows stored safely on site ensuring the alteration is entirely reversible. In addition, a small amount of ductwork is passed through the concrete slab between the fourth and fifth floors, this is a minor intervention and will not harm any 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 2016 and the National Planning Policy Framework 2019.

- 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer