

Application ref: 2020/1238/P
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Date: 14 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Victoria House
37-63 Southampton Row
London
WC1B 4DA

Proposal:

External alterations to refurbish and install new MEP services at 1st to 3rd floors and 6th to 9th floors of Victoria House, replacement plant at roof level and other associated works.

Drawing Nos:

MEP Drawings: 5228-SP-P2-02-DR-E-400, 5228-SP-P2-02-DR-E-410, 5228-SP-P2-02-DR-E-420, 5228-SP-P2-02-DR-E-430, 5228-SP-P2-02-DR-E-440, 5228-SP-P2-02-DR-E-450, 5228-SP-P2-02-DR-M-410, 5228-SP-P2-02-DR-M-420, 5228-SP-P2-02-DR-P-400, 5228-SP-P2-06-DR-E-400, 5228-SP-P2-06-DR-E-410, 5228-SP-P2-06-DR-E-420, 5228-SP-P2-06-DR-E-430, 5228-SP-P2-06-DR-E-440, 5228-SP-P2-06-DR-E-450, 5228-SP-P2-06-DR-M-410, 5228-SP-P2-06-DR-M-420, 5228-SP-P2-06-DR-P-400, 5228-SP-P2-07-DR-E-400, 5228-SP-P2-07-DR-E-410, 5228-SP-P2-07-DR-E-420, 5228-SP-P2-07-DR-E-430, 5228-SP-P2-07-DR-E-440, 5228-SP-P2-07-DR-E-450, 5228-SP-P2-07-DR-M-410, 5228-SP-P2-07-DR-M-420, 5228-SP-P2-07-DR-P-400, 5228-SP-P2-08-DR-E-400, 5228-SP-P2-08-DR-E-410, 5228-SP-P2-08-DR-E-420, 5228-SP-P2-08-DR-E-430, 5228-SP-P2-08-DR-E-440, 5228-SP-P2-08-DR-E-450, 5228-SP-P2-08-DR-M-410, 5228-SP-P2-08-DR-M-420, 5228-SP-P2-08-DR-P-400, 5228-SP-P2-09-DR-E-400, 5228-SP-P2-09-DR-E-410, 5228-SP-P2-09-DR-E-420, 5228-SP-P2-09-DR-E-430, 5228-SP-P2-09-DR-E-440, 5228-SP-P2-09-DR-E-450, 5228-SP-P2-09-DR-M-410, 5228-SP-P2-09-DR-M-420.

Existing drawings: 01 AP 0010 400, 01 AP 0020 401, 01 AP 0110 411, 01 AP 0110 421, 01 AP 0110 421, 01 AP 0110 422, 01 AP 0110 431, 01 AP 0110 432, 01 AP 0110 461, 01 AP 0110 462, 01 AP 0110 471, 01 AP 0110 472, 01 AP 0110 481, 01 AP 0110 482, 01 AP 0110 491, 01 AP 0110 492, 01 AP 0110 493, 01 AP 0110 494, 01 AP 0020 403.

Proposed drawings: 01 AP 0020 405, 01 AL 5730 302, 01 AP 0110 401, 01 AP 0110 402, 01 AP 0110 403, 01 AP 0110 406, 01 AP 0110 407, 01 AP 0110 408, 01 AP 0110 409, 01 AP 0020 407.

Documents: Design & Access Statement ref 19023 REP 031 dated March 2020, External Building Services Acoustic Specification ref: P1867-REP01-TSL dated 27 November 2019, Outline MEP strategy Revision P4 dated 02/03/2019 and Heritage statement VH v1.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

MEP Drawings: 5228-SP-P2-02-DR-E-400, 5228-SP-P2-02-DR-E-410, 5228-SP-P2-02-DR-E-420, 5228-SP-P2-02-DR-E-430, 5228-SP-P2-02-DR-E-440, 5228-SP-P2-02-DR-E-450, 5228-SP-P2-02-DR-M-410, 5228-SP-P2-02-DR-M-420, 5228-SP-P2-02-DR-P-400, 5228-SP-P2-06-DR-E-400, 5228-SP-P2-06-DR-E-410, 5228-SP-P2-06-DR-E-420, 5228-SP-P2-06-DR-E-430, 5228-SP-P2-06-DR-E-440, 5228-SP-P2-06-DR-E-450, 5228-SP-P2-06-DR-M-410, 5228-SP-P2-06-DR-M-420, 5228-SP-P2-06-DR-P-400, 5228-SP-P2-07-DR-E-400, 5228-SP-P2-07-DR-E-410, 5228-SP-P2-07-DR-E-420, 5228-SP-P2-07-DR-E-430, 5228-SP-P2-07-DR-E-440, 5228-SP-P2-07-DR-E-450, 5228-SP-P2-07-DR-M-410, 5228-SP-P2-07-DR-M-420, 5228-SP-P2-07-DR-P-400, 5228-SP-P2-08-DR-E-400, 5228-SP-P2-08-DR-E-410, 5228-SP-P2-08-DR-E-420, 5228-SP-P2-08-DR-E-430, 5228-SP-P2-08-DR-E-440, 5228-SP-P2-08-DR-E-450, 5228-SP-P2-08-DR-M-410, 5228-SP-P2-08-DR-M-420, 5228-SP-

P2-08-DR-P-400, 5228-SP-P2-09-DR-E-400, 5228-SP-P2-09-DR-E-410, 5228-SP-P2-09-DR-E-420, 5228-SP-P2-09-DR-E-430, 5228-SP-P2-09-DR-E-440, 5228-SP-P2-09-DR-E-450, 5228-SP-P2-09-DR-M-410, 5228-SP-P2-09-DR-M-420.

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Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

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 relates to the replacement of the existing mechanical and engineering equipment on the first to third floor and from the sixth to the ninth floor. The existing equipment is of no historic value and has been poorly

executed leading to vast amounts of unnecessary pipes and cabling. The equipment also no longer adequately serves the requirements of a modern office. The removal of the equipment is therefore a welcome alteration.

The proposed mechanical and engineering equipment uses existing flues, ducts, louvres and equipment where possible. Any additional equipment is rationally placed ensuring limited intervention to historic fabric. As the historic wall cladding, floors and ceilings have previously been removed little historic fabric will be affected. There will be some additional holes in the existing concrete columns to accommodate the new equipment, however this alteration is not considered to impact the significance of the building. All new equipment is also positioned to ensure it does not affect the visual qualities of the space. The proposed rooftop plant would be within an existing area of plant and would not project higher than the existing parapet.

Overall, the visual impact of the mechanical and engineering equipment will be improved, and there will be no impact on the significance of any historic fabric as a result of the proposals. As such, the proposals would not cause harm to the character and appearance or significance of the host listed building or this part of the Bloomsbury Conservation Area.

Due to the location and nature of the proposals and the limited external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. A noise impact assessment has been submitted and assessed by the Council's Environmental Health Officer who has confirmed the new plant would comply with Camden's noise standards which will be secured by the attached conditions.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 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



Daniel Pope
Chief Planning Officer