

Application ref: 2021/6111/L
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WSP
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Norfolk House
13 Southampton Place
London
WC1A 2AL

Proposal:

External and internal refurbishment works including erection of external plant on the roof, internal works including removal and installation of new partitions, new raised access floors and installation of new showers and WC's all in association with the existing commercial uses.

Drawing Nos: 710-MICA-NH-00-DR-A-19000 rev PL1; 710-MICA-NH-00-DR-A-19001 rev PL1; 710-MICA-NH-B1-DR-A-19100 rev PL1; 710-MICA-NH-00-DR-A-19101 rev PL1; 710-MICA-NH-B1-DR-A-19110 rev PL1; 710-MICA-NH-B1-DR-A-19200 rev PL1; 710-MICA-NH-00-DR-A-19111 rev PL1; 710-MICA-NH-00-DR-A-12001 rev PL1; 710-MICA-NH-01-DR-A-19102 rev PL1; 710.MICA.NH.01.DR.A.11102 rev PL3; 710.MICA.NH.N.DR.A.19222 rev PL1; 710.MICA.NH.DR.A.19202 rev PL4; 710-MICA-NH-02-DR-A-19103 rev PL1; 710-MICA-NH-BB-DR-A-19121 rev PL1; 710-MICA-NH-02-DR-A-19113 rev PL1; 710-MICA-NH-02-DR-A-19203 rev PL2; 710-MICA-XX-03-DR-A-11005 rev PL1; 710-MICA-NH-03-DR-A-19114 rev PL1; 710.MICA.NH.03.DR.A.19204 rev PL2; 710-MICA-NH-04-DR-A-19105 rev PL1; 710-MICA-NH-04-DR-A-19115 rev PL1; 710.MICA.NH.04.DR.A.19205 rev PL2; 710-MICA-NH-05-DR-A-19106 rev PL1; 710-MICA-NH-05-DR-A-19116 rev PL1; 710.MICA.NH.05.DR.A.19206 rev PL2; 710-MICA-NH-BB-DR-A-19131 rev PL1; 710-MICA-NH-BB-DR-A-19211 rev PL1; 710-MICA-NH-N-DR-A-19140 rev PL1; 710-MICA-NH-N-DR-A-19150 rev PL1; 710-MICA-NH-N-DR-A-19220 rev PL4;

710.MICA.NH.BB.DR.A.19213 rev PL1; 710.MICA.NH.XX.DR.A.19230 rev PL1; 710.MICA.NH.02.DR.A.19233 rev PL2; 710-MICA-NH-ZZ-SP-6000-STG3_PL2 (Floor area schedule Norfolk House Project 3); Design and Access Statement prepared by MICA dated November 2021; Construction management plan pro forma; Planning Statement prepared by WSP dated November 2021; Fire Strategy Report prepared by Marshall Fire dated 8th October 2021; Energy Technical Note prepared by Thornton Reynolds dated 4th October 2021; Listed building consent report prepared by Heyne Tillett Steel dated October 2021; Plant Noise Assessment prepared by Temple dated 17th September 2021; The Heritage Statement prepared by Giles Quarmer Architects dated October 2021.

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:
710-MICA-NH-00-DR-A-19000 rev PL1; 710-MICA-NH-00-DR-A-19001 rev PL1; 710-MICA-NH-B1-DR-A-19100 rev PL1; 710-MICA-NH-00-DR-A-19101 rev PL1; 710-MICA-NH-B1-DR-A-19110 rev PL1; 710-MICA-NH-B1-DR-A-19200 rev PL1; 710-MICA-NH-00-DR-A-19111 rev PL1; 710-MICA-NH-00-DR-A-12001 rev PL1; 710-MICA-NH-01-DR-A-19102 rev PL1;
710.MICA.NH.01.DR.A.11102 rev PL3; 710.MICA.NH.N.DR.A.19222 rev PL1; 710.MICA.NH.DR.A.19202 rev PL4; 710-MICA-NH-02-DR-A-19103 rev PL1; 710-MICA-NH-BB-DR-A-19121 rev PL1; 710-MICA-NH-02-DR-A-19113 rev PL1; 710-MICA-NH-02-DR-A-19203 rev PL2; 710-MICA-XX-03-DR-A-11005 rev PL1; 710-MICA-NH-03-DR-A-19114 rev PL1;
710.MICA.NH.03.DR.A.19204 rev PL2; 710-MICA-NH-04-DR-A-19105 rev PL1; 710-MICA-NH-04-DR-A-19115 rev PL1; 710.MICA.NH.04.DR.A.19205 rev PL2; 710-MICA-NH-05-DR-A-19106 rev PL1; 710-MICA-NH-05-DR-A-19116 rev PL1; 710.MICA.NH.05.DR.A.19206 rev PL2; 710-MICA-NH-BB-DR-A-19131 rev PL1; 710-MICA-NH-BB-DR-A-19211 rev PL1; 710-MICA-NH-N-DR-A-19140 rev PL1; 710-MICA-NH-N-DR-A-19150 rev PL1; 710-MICA-NH-N-DR-A-19220 rev PL4; 710.MICA.NH.BB.DR.A.19213 rev PL1;
710.MICA.NH.XX.DR.A.19230 rev PL1; 710.MICA.NH.02.DR.A.19233 rev PL2; 710-MICA-NH-ZZ-SP-6000-STG3_PL2 (Floor area schedule Norfolk House Project 3); Design and Access Statement prepared by MICA dated November 2021; Construction management plan pro forma; Planning Statement prepared by WSP dated November 2021; Fire Strategy Report prepared by Marshall Fire dated 8th October 2021; Energy Technical Note prepared by Thornton Reynolds dated 4th October 2021; Listed building consent report prepared by Heyne Tillett Steel dated October 2021; Plant Noise Assessment prepared by Temple dated 17th September 2021; The Heritage Statement prepared by Giles Quarmer Architects dated October 2021.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings of flooring in the lobby at ground floor level

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.

- 5 The partitions forming the lobby at first floor to fourth floors shall not be full ceiling height. Plans, elevations and sections drawings of the relevant partitions showing their relationship to the ceiling shall be submitted to and approved in writing by the local planning authority prior to the relevant part of the works.

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.

- 6 All historic fabric such as cornicing shall be retained in situ.

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 The proposals primarily affect the internal parts of the building and include the rationalisation of the lobby area leading from the Southampton Place entrance, the insertion of W.Cs on the first to fourth floors, and the installation of showers at basement level. The proposal includes removal of existing plant and replacement with new plant on the roof of the building. Revisions to the original drawings include removal of the extract duct on the rear façade, reuse of existing vents on the northern and western side elevations rather than replacement and enlargement and revision to the elevations and fifth floor plan to show the proposed roof top plant.

At basement level shower rooms are installed and various doors are replaced. The showers have been sensitively positioned and do not harm the historic fabric or plan form. The doors replace modern doors, details of the new doors would be required to be submitted and this would be secured by condition.

At ground floor level the secondary entrance leading from Southampton Place is refurbished. Modern glazed doors are replaced and new flooring is laid. A condition would be attached to any permission requiring details of these elements. There is a small amount of demolition to remove modern partitions, this reinstates some of the historic plan form and opens up the space, creating better views to the staircase.

At first, second, third and fourth floors, alterations are replicated. A lobby is inserted between the stair and lift core and the open plan office space. The lobby partitions should not be full height to ensure what remains of the historic plan form can still be read. A condition would be attached to secure this. WCs are inserted into a modern part of the building and an opaque film is applied to the windows and an internal partition erected. Covering the circular windows on the western side elevation is not ideal, however as the film is removable, the alteration will not impact the significance of the building. Ceiling mounted servicing is hidden behind a suspended ceiling raft and other elements such as downstands and soffits are boarded over and plastered. Fragments of historic cornicing remain in some parts of the building and these should be retained insitu throughout the works. A condition would be attached to secure this.

The proposal includes removal of existing plant and replacement with new plant on the roof of the building. Revisions to the original drawings include removal of the extract duct on the rear façade and revision to the elevations and fifth floor plan to show the proposed roof top plant. The units would be modest in terms of their size and height and would not screen any architectural features on the roof of the building. In order to ensure that the units blend in with the roof a condition would be attached requiring the units to be coloured grey and would be secured as part of the associated planning permission (ref 2021/5682/P). They would not have an adverse impact on the special architectural and historic interest of the building and would be considered acceptable.

Overall the alterations will not harm the significance of the listed building.

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 and its features of special architectural or historic interest, under s16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 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 policies of 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.

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