



GERALDEVE

72 Welbeck Street, London W1G 0AY

Tel. +44 (0)20 7493 3338

geraldve.com

London Borough of Camden
Planning Services
5 Pancras Square
London
N1C 4AG

FAO Colette Hatton

Our ref: LJW/NFD/SNA/U0019055

Your ref: PP11211611

3 May 2022

Dear Sir/Madam

Submission of Listed Building Consent Application for Structural Investigative Works at Victoria House, 37-63 Southampton Row, Bloomsbury, WC1B 4DR

Further to the recent pre-application site visit discussions on 21 April, we write on behalf of our client, Oxford Victoria House Limited herein referred to as 'the Applicant', to submit an application for listed building consent for investigative works at the above address.

Background

Victoria House (the 'site') is a Grade II listed building which lies within the Bloomsbury Conservation Area. Victoria House was built in the 1920s and has an extensive planning history. Planning permission and listed building consent for comprehensive refurbishment of the site was secured in 2001.

Following the 2001 permission, there have been a number of planning and listed building consents. Of note, are works secured in relation to internal refurbishment from first to ninth floors, provision of rooftop plant, internal alterations and various other associated, minor works.

The Heritage Statement submitted with the application details the incremental additions and amendments to the building.

The Applicant's aspiration is to provide lab-enabled office space at the site and are engaging with Officers at Camden through pre-application discussions on these proposals. In realising this new use for the building, it may be necessary to undertake minor internal refurbishment works. In doing so, it will be necessary to understand the structural and material makeup of the building.

Proposals

The proposed description of development is: "Listed building consent for structural investigative works". The structural investigations are necessary to understand the makeup of the building. The proposed locations and nature of investigations are set out in the Structural Report provided by HTS and submitted

with this application. The interventions are all small scale and localised. On completion of the investigative works, any finishes which have been removed will be reinstated and made good.

As set out in Section 5 of the Heritage Statement, following initial comments from the Design and Conservation Officer, the number of intrusive investigations have been reduced. The structural report which identifies the location and nature of each investigation was revised following pre-app discussions with Officers from revision P3 to P4. The changes include: reduced material testing throughout; reduced number of intrusive openings in each of the 'phases' of construction; grouping of floors - where similar floors are identified on drawings we will investigate one floor more-thoroughly than others and spot-check remaining similar floors.

Considerations

Statute regarding heritage is relevant to this application. The Site's historic fabric has been carefully considered in the context of statutory legislation set out below.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

All investigations would be carried out within the building and in areas of low heritage significance. They are necessary to understand the structural performance of the building to inform forthcoming refurbishment works to the building. As set out in chapter 5 and 6 of the supporting Heritage Statement, the proposals would not cause harm to the significance of Victoria House nor the Bloomsbury Conservation Area.

The proposals meet the relevant statutory tests and therefore listed building consent should be granted.

Application Documentation

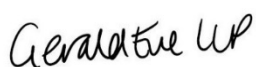
Please find enclosed the following documents in support of this applications:

- Application form;
- Site Location Plan;
- Heritage Statement, prepared by Donald Insall Associates; and
- Structural Report, prepared by HTS.

There is no fee for the listed building consent application.

We look forward to your confirmation of the validation of this application. In the meantime, please contact Natalie Davies (0207 333 6371) or Shams Namazie (0207 333 6300) should you have any questions.

Yours faithfully



Gerald Eve LLP