

Application ref: 2022/1898/L
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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

37-63 Victoria House
Southampton Row
London
Camden
WC1B 4DA

Proposal:

Internal investigative works.

Drawing Nos: 220503 Planning Cover Letter, 21593-0200-00-Plan-GA-Site Location Plan, DAS part 1, DAS part 2, Heritage Statement rev.02, 2812 - Structural Investigations Brief_P4Cam_220503_Part1, 2812 - Structural Investigations Brief_P4Cam_220503_Part2, Drawing Pack 1, 2812-HTS-XX-B2-DR-S-0080, 2812-HTS-XX-B1-DR-S-0090, 2812-HTS-XX-00-DR-S-0100, 2812-HTS-XX-MZ-DR-S-0105, 2812-HTS-XX-01-DR-S-0110, 2812-HTS-XX-02-DR-S-0120, 2812-HTS-XX-03-DR-S-0130, 2812-HTS-XX-04-DR-S-0140, 2812-HTS-XX-05-DR-S-0150, 2812-HTS-XX-06-DR-S-0160, 2812-HTS-XX-07-DR-S-0170, 2812-HTS-XX-08-DR-S-0180, 2812-HTS-XX-09-DR-S-0190, SK-INV-Core P1, SK-INV-D1 P1, SK-INV-D2 P1, SK-INV-D3 P1, SK-INV-D4 P1, SK-INV-05 P1, SK-INV-08 P1.

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:

220503 Planning Cover Letter, 21593-0200-00-Plan-GA-Site Location Plan, DAS part 1, DAS part 2, Heritage Statement rev.02, 2812 - Structural Investigations Brief_P4Cam_220503_Part1, 2812 - Structural Investigations Brief_P4Cam_220503_Part2, Drawing Pack 1, 2812-HTS-XX-B2-DR-S-0080, 2812-HTS-XX-B1-DR-S-0090, 2812-HTS-XX-00-DR-S-0100, 2812-HTS-XX-MZ-DR-S-0105, 812-HTS-XX-01-DR-S-0110, 2812-HTS-XX-02-DR-S-0120, 2812-HTS-XX-03-DR-S-0130, 2812-HTS-XX-04-DR-S-0140, 2812-HTS-XX-05-DR-S-0150, 2812-HTS-XX-06-DR-S-0160, 2812-HTS-XX-07-DR-S-0170, 2812-HTS-XX-08-DR-S-0180, 2812-HTS-XX-09-DR-S-0190, SK-INV-Core P1, SK-INV-D1 P1, SK-INV-D2 P1, SK-INV-D3 P1, SK-INV-D4 P1, SK-INV-05 P1, SK-INV-08 P1.

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 are for investigative opening up works on all floors.

The Council is currently in pre-application negotiations with the applicant for a change of use to the building from office and retail use to life sciences laboratory. The investigative opening up works are associated with the pre-application and are to establish the structural integrity of the building and if any strengthening works will be required in order for the building to operate as the proposed use.

The investigative works assess the strength of floors, walls and ceilings, and include the opening up of concrete slabs and structural steels. The works are carried out to fabric that is not historically sensitive or is of modern construction. All works will be made good to match the existing work, with removed bricks being reinstated and concrete replaced.

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 2021 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



Daniel Pope
Chief Planning Officer