



GERALDEVE

One Fitzroy, 6 Mortimer Street,
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldev.com

Regeneration and Planning
Development Management
London Borough of Camden
5 Pancras Square
Town Hall, Judd Street
London
WC1H 9JE

For the attention of: Laura Dorbeck

Our ref: U0019055/NDA/SNA

Your Ref: PP-11401143

9 August 2022

Dear Laura,

Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Victoria House, 37 – 63 Southampton Row, London, WC1B 4DA
Application for Listed Building Consent

We have been instructed by our client, Oxford Victoria House Limited, to submit an application for listed building consent in respect of Victoria House at 37 – 63 Southampton Row, London, WC1B 4DA.

Listed Building consent is sought for:

“Internal and external alterations to the building to provide new MEP services and floor & ceiling finishes including partitioning in respect of part ground, part upper ground and levels 1-9 and together with other ancillary facilities including a relocated cycle store, toilets and showers, lift stop and internal alterations within the basement.”

It should be noted that the proposals do not seek to increase the gross internal area of the building.

The Site

The site is located on the east side of Bloomsbury Square and falls within the Bloomsbury Square conservation area. 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 comprised of 10 storeys (ground plus levels 1-9) with rooftop plant, a basement and sub-basement and comprises office, retail and leisure uses.

Planning History

The Site has been the subject of a number of recent applications for planning permission and listed building consent. Of note, recent applications have sought Camden’s approval for a number of interventions which are considered to be minor to the building including, inter-alia: new duct work, new MEP services on levels 1-3 and 6-7; internal refurbishments on levels 1-9; internal works to improve the existing layout; new perimeter CCTV

systems; and repairs to the mansard roof, leadworks and stonework and other associated works to improve the building's overall performance and efficiency. The recent planning permission and listed building consents are set out in Table 1.

Table 1: Recent Approvals

LPA Reference	Development Description	Approval Date
2021/5818/L	Change of flooring and additional office partitions	09.02.2022
2021/4244/L	Refurbishment of upper Ground Floor Office	18.11.2021
2021/3582/L	Internal refurbishment works to existing offices from 7th to 9th floor	04.11.2021
2020/2896/L	Internal refurbishment works to upper and lower ground floors	13.08.2020
2019/6203/L	Internal refurbishment works to existing offices from 1st to 9th floor.	13.05.2020
2020/1262/L and 2020/1238/P	External and internal 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.	11.03.2020
2020/0798/L and 2020/0771/P	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.	18.02.2020

A full list of the planning history is appended to this letter.

Pre-Application Consultation

The proposals have been discussed with Camden Council officers on three occasions and officers are supportive of the proposals. The Applicant team has also engaged with the Bloomsbury Conservation Area Advisory Committee to share the vision for the site.

Background & Overview

Land Use

The proposals at Victoria House form part of the Applicant's programme of works to upgrade the existing building to create laboratory enabled space alongside the retention and adaptation of the existing office space to support the growth of the Knowledge Quarter. The proposals will provide Use Class E office and laboratory space, whilst sympathetically preserving this Grade II listed building. The refurbishment works undertaken by the previous owner will be retained where possible and/or adapted where necessary. Where MEP items are removed to laboratory enabled areas, the aim will be to reutilise these elsewhere.

Plant and MEP Requirements

The full planning history clearly demonstrates that the installation of plant has been undertaken on an ad hoc basis to serve individual floors and not the whole building. This listed building consent application seeks approval to futureproof the additional roof plant required to service the whole building for office and laboratory uses. The servicing strategy also includes installing air source heat pumps to move away from the reliance on the existing gas boilers.

The internal MEP works are sought to provide the required ventilation from new air handling units via ductwork in the atria onto and across the floors, alterations to heating and cooling pipework, new above ground Cat 5 water and drainage services, high level electrical services including lighting fire alarm and containment and low level electrical services all to accommodate modern office and laboratory uses in the building.

External works include a new roof top stand by generator flue to replace three existing flues, roof top plant screens, four fume stacks, amenity space at roof level 8, new vents to ETFE roof and six louvres on the façade at ground and basement 1 level.

Planning policy assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory Development Plan, unless material considerations indicate otherwise.

Planning policy operates at national, regional and local levels. At a national level Central Government adopted the National Planning Policy Framework (NPPF) in 2021. The statutory Development Plan for the site comprises the London Plan (2021) at a regional level, and Camden Local Plan (2017) at a local level.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.

The NPPF contains the Government's policy on climate change. NPPF paragraph 20 encourages strategic policies to consider the conservation of the natural, built and historic environment including landscapes, green infrastructure and planning measures to address climate change mitigation and adaptation.

NPPF paragraph 119 encourages development that makes as much use as possible of previously developed or 'brownfield' land.

NPPF Paragraph 152 sets out that planning policy should consider a low carbon future in a changing climate. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

Paragraph 153 states that local planning authorities are required to adopt proactive strategies to mitigate and adapt to climate change. Paragraph 154 states that to support the move to a low carbon future, local planning authorities should plan for new development in locations and ways that reduce greenhouse gas emissions; such as through suitable adaptation methods, location, orientation and design.

Policy GG6 of the London Plan considers how London can become a more efficient and resilient city. The policy highlights the needs for developments to improve energy efficiency and support the move towards a low carbon circular economy, contributing towards London becoming a zero-carbon city by 2050, as well a need for developments to ensure buildings and infrastructure are designed to adapt to a changing climate.

London Plan Policy SI4 states that development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure.

London Plan Policy SI2 of the London Plan states that major development should be net zero carbon by achieving reductions in greenhouse gases in operation and through the energy hierarchy of; "be lean, be clean, be green, be seen". Part C of the policy sets out that a minimum on site reduction of 35% is required for major development, 15% of which should be achieved through energy efficiency measures for non-residential development.

Policy CC1 of the Local Plan sets out that the Council will require all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation by promoting zero carbon development, requiring all development to reduce carbon dioxide emissions through the London Plan energy hierarchy and to promote sustainable travel.

Part E of the policy requires all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building. The supporting text at paragraph 8.17 of the Plan states that all proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Paragraph 8.19 of the Plan

states that the Council will expect developers to consider the service life of buildings and their possible future uses to optimise resource efficiency.

Policy CC2 of the Local Plan requires all development to be resilient to climate change by promoting sustainable design and construction measures. Developments involving conversions of over 500sqm should achieve BREEAM “Excellent” for domestic and non-domestic buildings.

Assessment

The proposal does not seek an increase in gross internal area and therefore the proposed scheme is ‘minor’ in nature. The Outline MEP strategy includes a section on energy and sustainability. A BREEAM assessment is not required as the proposal does not involve a conversion. The proposals seek to alter and adapt the building for the proposed uses both of which are in Class E rather than undertake a wholesale refurbishment. The proposal does not seek to improve the current U Values as it is a conversion project. However, the proposal does seek to utilise the thermal mass of the building, use energy efficient LED lighting, include variable speed drives on air handling units, incorporate heat recovery to air handling units to reduce cooling demand and energy demand.

In respect of the ‘Be Clean’ criteria, the building does not include a connection to a nearby district heating network as there are no facilities present in the vicinity of the building. There are a number of potential heat supply sites located nearby, however, there is no infrastructure in place to bring heat to the building.

With regard to the ‘Be Green’ aspect, the proposal does include the provision of air source heat pumps to generate low carbon heating and cooling. The heat pumps will also be used to supply the majority of the buildings hot water demand with the existing gas boilers being used to supply the remaining demand. In periods of extreme cold weather the boilers can also provide heating back up.

The Applicant is committed to reducing CO2 emissions and is also proposing to upgrade the existing energy system to provide Air Source Heat Pumps. It should be noted that all of the floors are currently mechanically cooled. This proposal does not seek amendments to this provision and therefore an Overheating Assessment is not required.

Further information is contained within the Design and Access Statement and MEP strategy. These reports confirm that the proposals meet national, regional and local policies.

Internal alteration works to floors

Internal alterations are also proposed to provide flexible partition layouts which builds on a previous consent under reference 2021/5818/L together with changes to the ceilings and floors. These amendments do not affect the heritage rooms within the building and have been discussed with Officers and are considered to be acceptable. Further details are contained within the Design and Access Statement and Heritage Statement submitted in support of the application.

Ancillary changes to the building at basement level one

To enable the building to be used for flexible laboratory accommodation, a liquid nitrogen store, gas bottle store and chemical waste area is required at ground level. In order to accommodate this, the cycle storage facility approved under reference 2021/2775/L is proposed to be relocated to basement 1. The proposal seeks to re-provide the same number of consented cycle parking spaces (195).

The basement works also include upgrading the toilet and shower facilities (not previously implemented), providing a new corridor route to the main lobby and providing lift access from the ground floor into basement level 1. Minor level changes are also proposed to provide level floor access. Further details are contained in Part 7.8 of the Design and Access Statement.

Planning Policy Assessment

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

In line with paragraph 202 of the NPPF, where the level of harm is assessed to be less than substantial harm, this harm should be outweighed by the public benefits of the proposals.

London Plan Policy HC1 states that development should identify, understand, conserve, and enhance the historic environment and heritage assets, and improve access to, and interpretation of, the heritage assets, landscapes and archaeology within their area. Development which affects heritage assets should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Local Plan design policy D1 seeks to secure high quality design in development. Policy D2 states that the Council will preserve and where appropriate enhance Camden's heritage assets and their settings.

Assessment

As outlined in the Design and Access Statement prepared by Corstorphine & Wright, the proposals promote high quality design and have been carefully assessed as part of the Heritage Building Report prepared by Donald Insall Associates. They sensitively respect the local context and character and preserve the Grade II listed building and the Bloomsbury Square Conservation Area.

The Heritage Building Report demonstrates that the proposals do not seek to substantially alter the existing building. The proposed alterations to the basement and levels 1-9 would be located in areas where there have been substantial alterations in the past and retain no historic fabric of value. Where there is heritage sensitivity, namely the external elevations, roof level and atria, the proposals have been designed to sit well within their context. The proposed external louvres are required to provide much needed office and laboratory space within the Knowledge Quarter which is a public benefit which outweighs the low level less than substantial harm caused to the exterior of the building. On this basis, the proposals are considered to satisfy the objectives of policies at national, regional and local levels.

Summary

It is considered the proposals will provide significant benefits in the form of preserving the Grade II listed building through allowing it to provide a much improved and refurbished higher quality office and laboratory building, with improved sustainability credentials. The proposals ensure that the design is sensitive and respects the heritage of the building and the conservation area. The proposals not only future proof the building but enable it to provide much needed laboratory space in this location in London, to support the Knowledge Quarter, and in so doing provide significant public benefits including employment, medical research and economic development. Accordingly, it is considered that the proposals accord with planning policy at all levels.

Documentation

As part of this planning application please find enclosed a copy of the following documentation:

- A copy of this cover letter prepared by Gerald Eve LLP.
- Completed Application Form prepared by Gerald Eve LLP.
- Design and Access Statement (including proposed material details) prepared by Corstorphine & Wright.
- Heritage Building Report prepared by Donald Insall Associates.
- Site Location Plan prepared by Corstorphine & Wright.
- Existing and Proposed Plans prepared by Corstorphine & Wright.
- MEP Report prepared by KJ Tait Engineers including sustainability and energy review + CPP chemical report.

The Planning Portal reference is PP-11401143. A planning fee is not required for this application.

We trust that you have everything required to proceed with validation. However, in the meantime, if you have any questions or require anything further, please contact either Natalie Davies or Shams Namazie of this office.

Yours faithfully

Gerald Eve LLP

Gerald Eve LLP

ndavies@geraldev.com

Direct tel. +44 (0)20 7333 6371

Mobile +44 (0)7826 947819

Appendix 1 – Planning History

LPA Ref	Development	Decision	Date
LSX0004958/R1 And PSX0004957	“Refurbishment of the listed building including alterations at roof level; alterations to the shopfronts; the formation of an internal vehicular loading bay at the north end of the Bloomsbury Square elevation; the erection of a roof over the two existing two light wells to form atria, with new internal walls, and the insertion of pods in the atria. The use of the building to involve:- retention of office use on part of the ground and all the upper floors; double height Class A1 retail units on the Southampton Row frontage; retention of the existing bank on the southern corner and introduction of new restaurant use (with entrance and bar on Vernon Place); and a new health club on the basement floors	Approved	2001
2003/1155/L	Partial submission of details relating to the design and materials for the main reception desk pursuant to additional condition 6(e) of listed building consent (ref.no.LSX0004958/R1) dated 18 July 2001 for the refurbishment of the building.	Granted	14-07-2003
2003/1328/P	Change of use of 2nd floor offices (Class B1) to use as offices and/or tribunal rooms (Class B1 and Sui Generis mixed/composite use) together with ancillary uses	Granted	31-07-2003
2003/1517/P	Variation of condition 1 of planning permission Ref:PSX0104986/R1 dated 20th November 2001 to allow the restaurant (Class A3 Use) in the upper basement to be operated by Coastdean Ltd instead of Moving Image Plc, from 0700 to 0200 hours Monday to Saturday and from 0700 to 2400 Sundays.	Granted	06-08-2003
2003/2093/P	Installation of new louvres at second floor and the installation of new plant on the tenth floor.	No objection	09-10-2003
2003/3437/L	Internal alterations to the fourth floor including internal partitions, secondary glazing and installation of plant at seventh floor	Granted	10-02-2004
2005/2490/P	Proposed use of lower basement level for bowling alley [Use Class D2 of the Town and Country (Use Classes) Order 1987 (as amended)].	Granted	28-06-2005
2005/3046/L	Display of an illuminated aluminium and stainless steel sign.	Granted	15-08-2005
2005/2626/L	Internal alterations in connection with use of lower basement level as bowling alley (Use Class D2).	Granted	01-08-2005
2005/2770/P and 2005/2773/L	Use of basement vault space and adjacent lightwell as public cafe bar (Use Class A4) and the ballroom area as function/events promotion space (Sui Generis) including the addition of a glazed roof over the lightwell all as an amendment to planning permission ref. PSX0004957 dated 18 July 2001.” + “Internal works associated with the use of the basement vault space and adjacent	Refused	19-09-2005

LPA Ref	Development	Decision	Date
	lightwell as a public café bar and ballroom area as function/events promotion space.”		
2006/0028/P	Variation of condition 2 of planning permission PSX0004957/R1 dated 18th July 2001 to allow the Class D2 use (Bowling Alley) at lower basement level to operate 0600 hours to 2400 hrs Monday to Wednesday; 0600-0030hrs on Thursdays/Friday mornings; 0600-0230hrs Friday and Saturday/Sunday mornings and 0700-2330hrs on Sundays.	Granted	05-01-2006
2006/2554/A	Display of annodised letters on the fabric of the building.	Granted	12-06-2006
2006/2555/L Linked with 2006/3681/P	The retention of works relating to the refurbishment and refitting of basement ballroom, bars and ancillary spaces to incorporate an events/promotions venue, associated works to the ground floor comprising the installation of bronze pin -mounted lettering to one side of the Bloomsbury Square entrance.	Granted	12-06-2006
2006/2828/L	Internal alterations to the existing office (Class B1) at 5th floor level and retention of two air conditioning units, installation of associated air handling plant and extract fan to be mounted behind the parapet wall at 5th floor roof level.	Granted	07-07-2006
2006/3016/P	External alterations to the existing office (Class B1) at 5th floor level including retention of two external air conditioning units, and installation of associated air handling plant and one extract fan to be mounted behind the parapet wall at 5th floor roof level.	Granted	07-07-2006
2006/3092/L	Alterations involving the insertion of new glass doors into existing south atrium glass wall at the upper ground floor entry level.	Granted	21-07-2006
2006/3681/P Linked with 2006/2555/L	The retention of use of part of upper basement level (with ground floor entrance lobby) as an events promotion venue and public bar (sui generis) as an amendment to planning permission ref. PSX0004957 dated 18 July 2001	Granted	06-09-2006
2006/5439/A	Display of x3 internally illuminated fascia and x2 internally illuminated projecting signs.	Refused	03-05-2007
2007/0125/L	Installation of 3 no. internally illuminated fascia and 2 no. internally illuminated projecting signs to the existing bank.	Refused	08-05-2007
2007/5720/P	Internal and external alterations associated with the lowering of existing Automated Teller Machines (ATMs) on the Vernon Place elevation.	Granted	21-12-2007
2007/5721/L	Internal and external alterations associated with the lowering of existing Automated Teller Machines (ATMs) on the Vernon Place elevation.	Granted	21-12-2007
2008/0573/L	Installation of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008

LPA Ref	Development	Decision	Date
2007/4301/A	Display of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2007/4301/A	Display of 3 internally illuminated fascia signs and 2 externally illuminated projecting signs.	Granted	15-02-2008
2009/0842/L	Installation of an internally illuminated projecting sign.	Granted	31-03-2009
2009/0841/A	Display of internally illuminated projecting sign.	Granted	31-03-2009
2009/2197/A	Retention of an awning to the front elevation.	Refused and Warning of Enforcement Action to be Taken	10-06-2009
2009/1634/L	Retention of an awning to the front elevation.	Refused and Warning of Enforcement Action to be Taken	10-06-2009
2009/1843/P	Retention of change of use from sandwich bar (Class A1) to restaurant use (Class A3) on ground and mezzanine floors.	Granted	08-07-2009
2009/2300/L	Removal of internal partitions at fourth floor level (Class B1).	Granted	31-07-2009
2011/2489/L	External works including cleaning, localised repairs and re-pointing to the elevations, roof and crittal windows.	Granted	21-07-2011
2011/3965/P	Change of use of ground floor level retail unit (Class A1) to restaurant / café use (Class A3).	Granted	07-09-2011
2011/6402/P	Change of opening hours to: 07:00-02:00 Mondays to Thursday, 07:00-03:00 Fridays and Saturdays and 07:00-01:00 Sundays pursuant to condition 1 of planning permission 2006/3681/P dated 29/09/2010 for: The retention of use of part of upper basement level (with ground floor entrance lobby) as an events promotion venue and public bar (sui generis) as an amendment to planning permission ref. PSX0004957 dated 18 July 2001.	Granted	21-12-2011
2012/0258/L	Internal alterations at ground floor, lower mezzanine and upper mezzanine levels.	Granted	27-01-2012
2012/0255/A	Display of 2 x non-illuminated projecting signs at the ground floor front elevation of retail/business centre.	Withdrawn Decision	27-01-2012
2012/3174/P	Variation of condition 10 (loading and unloading of goods by vehicles) of planning permission (ref: PSX0004957) granted on 18/07/2001 to allow on-street servicing of the retail unit indicated on drawing ref P-11271-100 from Southampton Row between the hours of 7pm and 7am.	Granted	27-06-2012
2012/5594/P	Installation of 4 CCTV cameras, one each to the 4 corner side elevations above ground floor level.	Refused	30-10-2012

LPA Ref	Development	Decision	Date
2012/5226/L	Installation of 4 CCTV cameras, one each to the 4 corner side elevations above ground floor level.	Refused	30-10-2012
2012/5564/A	Display of 2x internally illuminated fascia sign (Class A1).	Withdrawn Decision	08-11-2012
2012/5562/L	Internal and external alterations including replacement of existing side doors with automated doors (excluding middle door) to front elevation at the ground floor level, installation of external plant comprising air-conditioning unit and fan condenser units to the roof level, display of 2 internally illuminated fascia signs, installation of new lift, reinforcement and extension of mezzanine floor and relocation of staircase.	Granted	08-11-2012
2012/5572/P	Replacement of existing side doors with automated doors excluding middle door to front elevation at the ground floor level.	Granted	08-11-2012
2012/5565/P	Installation of 1 air-conditioning unit and 3 condenser units to the roof level.	Granted	08-11-2012
2012/6008/L	Internal alterations to existing building involving the installation of three support beams associated with the installation of a lift.	Granted	13-11-2012
2013/0478/P	Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level.	Granted	30-01-2013
2013/0500/L	Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level.	Granted	30-01-2013
2013/0807/P	Installation of an additional air-conditioning condenser unit within existing roof plant enclosure at roof level.	Granted	13-02-2013
2013/2830/L	Works in association with installation of 3 x condenser units behind recess wall to Southampton Row elevation.	Granted	06-08-2013
2013/2783/P	Installation of 3 x condenser units behind recess wall to Southampton Row elevation.	Granted	06-08-2013
2013/6646/A	Installation of one internally-illuminated projecting sign to shopfront (Class A1).	Granted	29-10-2013
2013/6645/L	Installation of one internally-illuminated projecting sign to shopfront (Class A1).	Granted	29-10-2013
2013/3573/NEW		Withdrawn Decision	--
2013/0814/NEW	Installation of air conditioning unit at roof level.	Withdrawn Decision	--
2014/5720/L	Internal and external alterations in association with the display of 1 x internally illuminated projecting sign, 1 internally illuminated sign behind fascia glazing and 2 x window vinyl graphics applied to shop front.	Granted	11-09-2014
2014/5491/A	Display of 1 x internally illuminated projecting sign.	Granted	11-09-2014
2016/4620/L	Display of signage and installation of DDA sensor.	Granted	22-08-2016

LPA Ref	Development	Decision	Date
2016/3654/A	Display of 1 x non-illuminated, internally placed fascia panel, 1 x externally illuminated projecting sign, internally applied vinyl lettering, internally applied vinyl manifestations and 1 x internally applied opening hours vinyl.	Granted	09-08-2016
2016/5058/L	Alterations to existing shopfront.	Granted	16-09-2016
2016/4753/P	Alterations to existing shopfront.	Granted	16-09-2016
2016/6548/L	Installation of internal signage, addition of internal partitions and associated alterations with hair dresser equipment.	Granted	30-11-2016
2016/6521/NEW	CR GII Use of external area for 2x tables and 4x chairs. PP NOT REQUIRED	Withdrawn Decision	--
2016/6033/INVALID	Display of an internally illuminated projecting sign.	Withdrawn Decision	--
2016/5050/NEW	Alterations to existing shopfront.	Withdrawn Decision	--
2016/4996/NEW	CR GII We propose to make a small amendment to the glazing in our shop front- increasing the width of the door from 1784mm to 2600mm and therefore reducing the width of the glazed side panels. The posts will be moved slightly further apart to support the glazing. We will be matching the existing door and glazing and using the supplier who originally installed to ensure a perfect match.	Withdrawn Decision	--
2016/3658/NEW	+++CONSTRAINTS ARE RUN+++ Refit of new coffee shop design utilising existing unit equipment. Floor finish, existing shopfront, staircase, toilets, back of house, storage and HVAC system to remain as existing. Staff room to be removed to extend sales floor, new flooring to be installed in this area only. Existing water feed to be updated to provide water to front counter.	Withdrawn Decision	--
2017/1719/TC	2 Tables and 4 Chairs Monday to Friday 8:00 - 19:00 Saturday and Sunday 08:00 - 18:00 New application	Granted	27-03-2017
2018/2135/L	The installation of a Public Address Voice Alarm System within the non-listed areas and the replacement of the fire alarm within the listed and non listed areas.	Granted	07-06-2018
2018/3812/P	Perimeter CCTV system including the installation of 12x mini dome cameras.	Granted	13-08-2018
2018/4847/L	Perimeter CCTV system including the installation of 12x mini dome cameras.	Granted	09-10-2018
2019/6322/INVALID	Please refer to the covering letter	Withdrawn Decision	--
2019/6079/INVALID	Proposed internal ventilation plants inserted through two existing window openings at 5th floor and internal ductwork serving both 4th and 5th floors.	Withdrawn Decision	--

LPA Ref	Development	Decision	Date
2019/5696/L	Repairs to mansard slate roof, leadwork and stonework and light cleaning of stonework to mansard and tower. Internal cleaning, repair and decoration of stone, terrazzo, plaster and metalwork of staircases.	Granted	12-12-2019
2019/6203/L	Internal refurbishment works to existing offices from 1st to 9th floor.	granted	13.05.2020
2020/4003/PVL	15 Tables and 30 chairs Monday - Saturday 10:00 to 23:00 Sunday 10:00 to 22:00 New application	Granted	03-09-2020
2020/2234/L	Internal and external alterations in connection with the display of an internally illuminated fascia panel located internally behind glazing, an externally illuminated projecting sign, and vinyls applied internally to glazing.		10-06-2020
2020/2204/A	Display of an internally illuminated fascia panel located internally behind glazing, an externally illuminated projecting sign, and vinyls applied internally to glazing.	Withdrawn Decision	10-06-2020
2020/1262/L	External and internal 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.	Granted	11-03-2020
2020/1238/P	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.	Granted	11-03-2020
2020/0798/L	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.	Granted	18-02-2020
2020/0771/P	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.	Granted	18-02-2020
2020/2896/L	Internal refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of existing light fittings and enhancement of the lighting scheme, and associated mechanical and electrical improvements.	Granted	13.08.2020
2020/4089/L	Details of the doors between lift lobby to southern lightwell required by condition 4 of listed building consent ref: 2020/2896/L dated 13/08/2020 for the "Internal refurbishment works to upper and lower ground floors of Victoria House comprising replacement of later floors, re-cladding of later plaster finishes, light cleaning of historic stone surfaces, refurbishment of existing light fittings and enhancement of the lighting scheme, and associated mechanical and electrical improvements".	Granted	09.11.2020

LPA Ref	Development	Decision	Date
2021/2775/L	Refurbishment and upgrade of cycle parking and changing facilities in Basement Level 1	Granted	17.08.2021
2021/3582/L	Internal refurbishment works to existing offices from 7th to 9th floor	Granted	04.11.2021
2021/4244/L	Refurbishment of upper Ground Floor Office	Granted	18.11.2021
2021/5737/L	Details of window removal and storage required by condition 4 of listed building consent ref 2020/0798/L granted 14/05/2020 for the 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.	Granted	06-12-2021
2021/5818/L	Change of flooring and additional office partitions	Granted	09.02.2022
2022/0794/PVL	14 Tables, 44 Chairs, 4 Barriers, 2 Umbrellas and 6 Heaters 8 Tables, 32 Chairs, 2 Umbrellas and 4 Planters in Bay 6 Tables and 12 Chairs on Pavement Monday - Saturday 10:00 to 23:00 Sunday 10:00 to 22:00 New Application	Granted	28-02-2022