

Application ref: 2022/3419/L
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Date: 10 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

tDECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Victoria House
37-63 Southampton Row
London
WC1B 4DA

Proposal:

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

Drawing Nos:

Existing

21593 - 0200, 21593 - 0201, 21593-CWA-VH-B1-A-0220, 21593-CWA-VH-B1-A-0221, 21593-CWA-VH-A-0222, 21593-CWA-VH-A-0223, 21593-CWA-VH-A-0224, 21593-CWA-VH-A-0225, 21593-CWA-VH-00-DR-A-0226, 21593-CWA-VH-A-0227, 21593-CWA-VH-A-0228, 21593-CWA-VH-A-0229, 21593-CWA-VH-A-0230, 21593-CWA-VH-A-0231, 21593-CWA-VH-A-0232, 21593-CWA-VH-A-0233, 21593-CWA-VH-A-0234, 21593-CWA-VH-A-0235, 21593-CWA-VH-RF-DR-A-0236, 21593-CWA-VH-A-0237, 21593-CWA-VH-B1-DR-A-0238, 21593-CWA-VH-A-0260, 21593-CWA-VH-A-0261, 21593-CWA-VH-A-0262, 21593-CWA-VH-A-0263, 21593-CWA-VH-A-0270, 21593-CWA-VH-A-0271, 21593-CWA-VH-08-A-0280.

Demolition

21593-CWA-VH-A-0337 P-00, 21593-CWA-VH-B1-DR-A-0342 P-00, 21593-CWA-VH-

00-DR-A-0344 P-00, 21593-CWA-VH-00-DR-A-0346 P-00, 21593-CWA-VH-01-DR-A-0347 P-00, 21593-CWA-VH-02-DR-A-0348 P-00, 21593-CWA-VH-03-DR-A-0349 P-00, 21593-CWA-VH-04-DR-A-0350 P-00, 21593-CWA-VH-05-DR-A-0351 P-00, 21593-CWA-VH-06-DR-A-0352 P-00, 21593-CWA-VH-07-DR-A-0353 P-00, 21593-CWA-VH-08-DR-A-0354 P-00, 21593-CWA-VH-09-DR-A-0355 P-00.

Proposed

21593-CWA-VH-00-DR-A-0320 P-01, 21593-CWA-VH-00-DR-A-0321 P-01, 21593-CWA-VH-00-DR-A-0322 P-01, 21593-CWA-VH-00-DR-A-0323 P-01, 21593-CWA-VH-A-0324 P-01, 21593-CWA-VH-00-DR-A-0325 P-02, 21593-CWA-VH-01-DR-A-0327 P-01, 21593-CWA-VH-02-DR-A-0328 P-01, 21593-CWA-VH-03-DR-A-0329 P-01, 21593-CWA-VH-04-DR-A-0330 P-01, 21593-CWA-VH-05-DR-A-0331 P-01, 21593-CWA-VH-06-DR-A-0332 P-01, 21593-CWA-VH-07-DR-A-0333 P-01, 21593-CWA-VH-08-DR-A-0334 P-02, 21593-CWA-VH-09-DR-A-0335 P-01, 21593-CWA-VH-A-0336 P-02, 21593-CWA-VH-A-0337 rev P-00, 21593-CWA-VH-A-0338 P-00, 21593-CWA-VH-A-0383 P-01.

21593-CWA-B1-01-DR-A-0405-P-00, 21593-CWA-B1-02-DR-A-0406-P-00, 21593-CWA-B1-03-DR-A-0407-P-00, 21593-CWA-B1-03-DR-A-0408-P-00, 21593-CWA-B1-04-DR-A-0409-P-00, 21593-CWA-B1-04-DR-A-0410-P-00, 21593-CWA-B1-05-DR-A-0411-P-00, 21593-CWA-B1-05-DR-A-0412-P-00, 21593-CWA-B1-06-DR-A-0413-P-00, 21593-CWA-B1-06-DR-A-0414-P-00, 21593-CWA-B1-07-DR-A-0415-P-00, 21593-CWA-B1-07-DR-A-0416-P-00, 21593-CWA-B1-08-DR-A-0417-P-00, 21593-CWA-B1-09-DR-A-0418-P-00.

21593-CWA-VH-A-0361 P-00, 21593-CWA-VH-A-0362 P-00, 21593-CWA-VH-A-0363 P-00, 21593-CWA-VH-A-0364 P-00, 21593-CWA-VH-A-0370 P-00, 21593-CWA-VH-A-0371 P-00, 21593-CWA-VH-00-A-0380 P-00, 21593-CWA-VH-00-A-0381 P-00, 21593-CWA-VH-08-A-0382 P-00, 21593-CWA-VH-A-0383 P-00, 21593-CWA-VH-08-A-0384 P-00, 21593-CWA-VH-08-DR-A-0385 P-00, 21593-CWA-VH-08-DR-A-0386 P-00, 21593-CWA-VH-08-A-0388 P-00, 21593-CWA-VH-A-0389 P-00, 21593-CWA-VH-A-0390 P-00, 21593-CWA-VH-A-0391 P-00, 21593-CWA-VH-08-A-0396 P-00, 21593-CWA-VH-08-A-0398 P-00, 21593-SK63 T00.

Documents

Historic Building Report by Donal Insall Associated dated August 2022, Design Statement rev 05 dated 02/08/2022, Outline MEP Strategy rev P02 dated 31 July 2022 (including revised drawings KJT-ZZ-07-DR-M-5401 S2-P02 and KJT- ZZ-R-DR-M-5701 S2-P02), cover letter dated 9 August 2022, updated cover letter dated 14 October 2022.

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:

Existing

21593 - 0200, 21593 - 0201, 21593-CWA-VH-B1-A-0220, 21593-CWA-VH-B1-A-0221, 21593-CWA-VH-A-0222, 21593-CWA-VH-A-0223, 21593-CWA-VH-A-0224, 21593-CWA-VH-A-0225, 21593-CWA-VH-00-DR-A-0226, 21593-CWA-VH-A-0227, 21593-CWA-VH-A-0228, 21593-CWA-VH-A-0229, 21593-CWA-VH-A-0230, 21593-CWA-VH-A-0231, 21593-CWA-VH-A-0232, 21593-CWA-VH-A-0233, 21593-CWA-VH-A-0234, 21593-CWA-VH-A-0235, 21593-CWA-VH-RF-DR-A-0236, 21593-CWA-VH-A-0237, 21593-CWA-VH-B1-DR-A-0238, 21593-CWA-VH-A-0260, 21593-CWA-VH-A-0261, 21593-CWA-VH-A-0262, 21593-CWA-VH-A-0263, 21593-CWA-VH-A-0270, 21593-CWA-VH-A-0271, 21593-CWA-VH-08-A-0280.

Demolition

21593-CWA-VH-A-0337 P-00, 21593-CWA-VH-B1-DR-A-0342 P-00, 21593-CWA-VH-00-DR-A-0344 P-00, 21593-CWA-VH-00-DR-A-0346 P-00, 21593-CWA-VH-01-DR-A-0347 P-00, 21593-CWA-VH-02-DR-A-0348 P-00, 21593-CWA-VH-03-DR-A-0349 P-00, 21593-CWA-VH-04-DR-A-0350 P-00, 21593-CWA-VH-05-DR-A-0351 P-00, 21593-CWA-VH-06-DR-A-0352 P-00, 21593-CWA-VH-07-DR-A-0353 P-00, 21593-CWA-VH-08-DR-A-0354 P-00, 21593-CWA-VH-09-DR-A-0355 P-00.

Proposed

21593-CWA-VH-00-DR-A-0320 P-01, 21593-CWA-VH-00-DR-A-0321 P-01, 21593-CWA-VH-00-DR-A-0322 P-01, 21593-CWA-VH-00-DR-A-0323 P-01, 21593-CWA-VH-A-0324 P-01, 21593-CWA-VH-00-DR-A-0325 P-02, 21593-CWA-VH-01-DR-A-0327 P-01, 21593-CWA-VH-02-DR-A-0328 P-01, 21593-CWA-VH-03-DR-A-0329 P-01, 21593-CWA-VH-04-DR-A-0330 P-01, 21593-CWA-VH-05-DR-A-0331 P-01, 21593-CWA-VH-06-DR-A-0332 P-01, 21593-CWA-VH-07-DR-A-0333 P-01, 21593-CWA-VH-08-DR-A-0334 P-02, 21593-CWA-VH-09-DR-A-0335 P-01, 21593-CWA-VH-A-0336 P-02, 21593-CWA-VH-A-0337 rev P-00, 21593-CWA-VH-A-0338 P-00, 21593-CWA-VH-A-0383 P-01.

21593-CWA-B1-01-DR-A-0405-P-00, 21593-CWA-B1-02-DR-A-0406-P-00, 21593-CWA-B1-03-DR-A-0407-P-00, 21593-CWA-B1-03-DR-A-0408-P-00, 21593-CWA-B1-04-DR-A-0409-P-00, 21593-CWA-B1-04-DR-A-0410-P-00, 21593-CWA-B1-05-DR-A-0411-P-00, 21593-CWA-B1-05-DR-A-0412-P-00, 21593-CWA-B1-06-DR-A-0413-P-00, 21593-CWA-B1-06-DR-A-0414-P-00, 21593-CWA-B1-07-DR-A-0415-P-00, 21593-CWA-B1-07-DR-A-0416-P-00, 21593-CWA-B1-08-DR-A-0417-P-00, 21593-CWA-B1-09-DR-A-0418-P-00.

21593-CWA-VH-A-0361 P-00, 21593-CWA-VH-A-0362 P-00, 21593-CWA-VH-A-0363 P-00, 21593-CWA-VH-A-0364 P-00, 21593-CWA-VH-A-0370 P-00, 21593-CWA-VH-A-0371 P-00, 21593-CWA-VH-00-A-0380 P-00, 21593-CWA-VH-00-A-0381 P-00, 21593-CWA-VH-08-A-0382 P-00, 21593-CWA-VH-A-0383 P-00, 21593-CWA-VH-08-A-0384 P-00, 21593-CWA-VH-08-DR-A-0385 P-00, 21593-CWA-VH-08-DR-A-0386 P-00, 21593-CWA-VH-08-A-0388 P-00, 21593-CWA-VH-A-0389 P-00, 21593-CWA-VH-A-0390 P-00, 21593-CWA-VH-

A-0391 P-00, 21593-CWA-VH-08-A-0396 P-00, 21593-CWA-VH-08-A-0398 P-00, 21593-SK63 T00.

Documents

Historic Building Report by Donal Insall Associated dated August 2022, Design Statement rev 05 dated 02/08/2022, Outline MEP Strategy rev P02 dated 31 July 2022 (including revised drawings KJT-ZZ-07-DR-M-5401 S2-P02 and KJT-ZZ-R-DR-M-5701 S2-P02), cover letter dated 9 August 2022, updated cover letter dated 14 October 2022.

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) Detailed drawings, manufacturer specifications, and sample panels of new roof level plant screening and ETFE roofing.

b) Details of new flooring to roof level amenity space and method for strengthening the roof level balustrade.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course 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.

- 5 Prior to the occupation of Levels 1 and 2, drawings showing the removal of the existing louvres and reinstatement of the window panes at Level 2 shall be submitted for approval. The windows shall thereafter be permanently retained.

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 Where there is an office use (as opposed to lab enabled use) internal partitioning shall be in accordance with drawing nos:
21593-CWA-B1-01-DR-A-0405-P-00,
21593-CWA-B1-02-DR-A-0406-P-00,

21593-CWA-B1-03-DR-A-0407-P-00 - option A,
21593-CWA-B1-03-DR-A-0408-P-00 - option B,
21593-CWA-B1-04-DR-A-0409-P-00 - option A,
21593-CWA-B1-04-DR-A-0410-P-00 - option B,
21593-CWA-B1-05-DR-A-0411-P-00 - option A,
21593-CWA-B1-05-DR-A-0412-P-00 - option B,
21593-CWA-B1-06-DR-A-0413-P-00 - option A,
21593-CWA-B1-06-DR-A-0414-P-00 - option B,
21593-CWA-B1-07-DR-A-0415-P-00 - option A,
21593-CWA-B1-07-DR-A-0416-P-00 - option B,
21593-CWA-B1-08-DR-A-0417-P-00,
21593-CWA-B1-09-DR-A-0418-P-00.

However, at 3rd floor, 4th floor, 5th floor, 6th floor and 7th floor, partitioning shall be in accordance with EITHER option A OR option B presented. Both options shall not be implemented simultaneously.

Where there is a laboratory use (as opposed to an office use) internal partitioning shall be in accordance with drawing nos:

21593-CWA-VH-00-DR-A-0325-P-02
21593-CWA-VH-01-DR-A-0327-P-01
21593-CWA-VH-02-DR-A-0328-P-01
21593-CWA-VH-03-DR-A-0329-P-01
21593-CWA-VH-04-DR-A-0330-P-01
21593-CWA-VH-05-DR-A-0331-P-01
21593-CWA-VH-06-DR-A-0332-P-01
21593-CWA-VH-07-DR-A-0333-P-01

Only one partition layout shall be installed per floor (EITHER laboratory layout OR office layout).

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 Reasons for granting listed building consent

Victoria House is a grade II listed building constructed in 1926-32 and designed by Charles William Long. This application seeks listed building consent for the provision of new rooftop plant, roof plant screening, external louvres and enhancements to the existing rooftop amenity space as part of a programme of works to upgrade the existing building to create a laboratory enabled building. Internal works include alterations to floor plans & flexible partition layouts, amendments to previously consented partition fixing details, installation of new and alterations to existing services, installation of ducts within atrium, alterations to loading bay, alterations to the cycle and shower facilities, and changes to the raised access floors.

It is proposed to add rationalised plant to the roof top in front of the modern

roof extension and to screen it using a 1.8m aluminium louvered screen in light grey. The additional plant to some degree is regrettable, however the amount of plant has been minimised through a rigorous analysis of current and future needs, and the roof is the most logical place for it to be located. The screen creates a neat and streamlined appearance. The screen is visible from Bloomsbury Square but does not significantly alter views of the building. Overall, the screen is inoffensive and blends the existing roof structures where visible.

The existing generator flue consists of three separate flues projecting from the northern end of the building at eight floor level. The replacement flue is in the existing position and is a single flue which although wider, creates a more rational appearance with little to no impact on views. Four fume stacks are proposed at eighth floor level to the front of the roof extension facing Bloomsbury Square. Each stack has a diameter of 800mm and is 3200 high, projecting 1300mm above the roof extension. The fume stacks alter the roof form adding an incongruous element, and are visible from Bloomsbury Square. As a result, the change is considered to cause a small amount of less than substantial harm to the significance of the building due to the impact on the architectural composition of this important elevation.

It is proposed to insert some louvres into the windows at ground and basement level in order to ventilate plant behind. This is a strategy that has been used in the building in the past and consented under various listed building consent applications. Some of the existing louvres are in prominent and significant parts of the building, including the second floor windows facing Bloomsbury Square. The additional louvres have been fully justified and the second floor louvres shall be removed once the current tenants have left the building (as secured by condition). Overall, this will result in an improved appearance and will ensure that in the coming years additional requests for plant are minimised.

The proposed flexible partition layout is similar to the previously flexible partition layout consented under application reference 2019/6203/L. The maximum amount of partitions is shown on the plans, but it is likely only a small percentage of the partitions shown will be erected at any time. The proposals allow the occupants of the building to have greater flexibility in terms of creating their required office/lab space, whilst negating the need for numerous listed building consent applications. All the partitions shown are sympathetic to the architecture of the building and their installation shall be controlled by condition.

- 2 The servicing strategy has been designed to have as little impact as possible which is welcomed. The two light wells to the north and south of the building were altered by well-known architect Will Alsop in the early 2000s. Within each light well a suspended pod was inserted which is accessed via a walkway from the lift lobby. These later alterations are considered to have architectural significance. The proposals are to incorporate ducts with additional servicing into each lightwell/atria in order to facilitate the life sciences labs, which are sensitively incorporated ensuring there would be little impact on the appearance and spatial qualities of the atria.

The alterations to the loading bay are fairly minimal and have no impact on

historic fabric. Likewise, the alterations to the cycle and shower facilities are within an area of lesser historical significance that can tolerate the proposed level of change.

The Council's Conservation Officer has assessed the proposals. Overall, the proposed works are considered to have been thoroughly thought out to ensure minimal impact on historic fabric and the appearance of the building. The plant strategy means there is some intervention, however this has been developed to future proof the building as far as possible. Furthermore, the design and positioning of the plant is sensitive to the historic and architectural character of the building. Some less than substantial harm has been identified as a result of the flues at roof level.

Although this harm would be at the lower end of less than substantial, considerable weight and importance must be given to that harm, and it should be outweighed in the balance by considerable public benefits. Paragraph 202 of the NPPF requires that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). The proposals are considered to provide a number of public benefits, including environmental, social and economic benefits. These include the sensitive restoration of the listed building enabling its continued use within its optimum viable use as a business premises; the installation of new sustainable technologies which meet carbon reduction targets; and the provision of new high quality lab enabled office space within the Knowledge Quarter which is a cluster of world-class academic, cultural, research, scientific and media institutions and organisations and where the Council encourages the provision of such uses. Providing laboratory space within the Knowledge Quarter will deliver a number of benefits including employment and medical research. The range of benefits which the development would provide are considered to outweigh the minor less than substantial harm.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 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

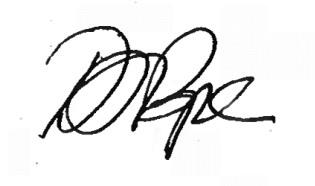
Certification may require a further application for listed building consent.

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', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer