

Application ref: 2021/6113/L
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WSP UK Limited
70 Chancery Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

18-19 Southampton Place
London
WC1A 2AJ

Proposal:

External alterations and refurbishment including installation of 2 air conditioning units in the rear lightwell of no. 18 and internal alterations consisting the refurbishment of internal floorspace at lower ground floor to fourth floor level all in association with the change of use from educational use (Class F1(a)) to office use (Class E).

Drawing Nos: PL.0001rev A; PL.0002 rev A; PL.0100; PL.0101; PL.102; PL.0103; PL.0104; PL.0105; PL.0106; PL.0107; PL.0108; PL.0109; PL.0110; PL.0111; Q21197 G 11_EX rev P1.

ML3953 01 LGT rev A; ML3953 0B LGT rev B; ML3953 04 LGT rev A; ML3953 03 LGT rev A; ML3953 02 LGT rev A; ML3953 00 LGT rev A; Q21197 G 11 rev P1; MI3953 RF 705 rev P1; ML3953 04 706 rev P1; ML3953 04 705 rev P1; ML3953 03 706 rev P1; ML3953 03 705 rev P1; MI3953 02 706 rev P1; ML3953 02 705 rev P2; ML3953 01 706 rev P1; ML3953 01 705 rev P1; ML3953 0B 706 rev P10; ML3953 0B 011 rev P2; ML3953 00 706 rev P1; ML3953 00 705 rev P1; Q21197 2 10 REV 0; Q21197 1 9 REV 0; Q21197 3 5 rev 0; Q21197 G 8 rev 0; Q21197 B 7 rev 0; Q21197 4 6 rev 0; Q21197 2 4 rev A; ML3953 0B 100 rev P8; Q21197 1 3 rev A; Q21197 B 1 rev 0; Q21197 G 2 rev A; ML3953 v00 100 rev P7; PL.0300; PL.0301 rev A; PL.0302 rev A; PL.0303 rev A; PL.0304 rev A; PL.0305 rev A.

Cover letter prepared by WSP dated 12/11/2021; Planning Statement prepared by

WSP dated November 2021; Schedule of works prepared by WSP; Heritage Statement prepared by Giles Quarre Architects dated October 2021; Heritage Statement Addendum produced by Icenic dated 13 June 2022; Door Schedule prepared by Morgan Lovell dated 23/11/2021; Design and Access Statement prepared by Morgan Lovell dated 16/09/2022; Air quality assessment prepared by Sweco dated 12/05/2022; Energy Statement prepared by Thornton Reynolds dated April 2022; BREEAM Pre-Assessment rev B prepared by Verte dated July 2022; Technical note prepared by Thornton Reynolds dated 04/10/2021; Construction management plan pro forma.

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:

PL.0001rev A; PL.0002 rev A; PL.0100; PL.0101; PL.102; PL.0103; PL.0104; PL.0105; PL.0106; PL.0107; PL.0108; PL.0109; PL.0110; PL.0111; Q21197 G 11_EX rev P1;

ML3953 01 LGT rev A; ML3953 0B LGT rev B; ML3953 04 LGT rev A; ML3953 03 LGT rev A; ML3953 02 LGT rev A; ML3953 00 LGT rev A; Q21197 G 11 rev P1; ML3953 RF 705 rev P1; ML3953 04 706 rev P1; ML3953 04 705 rev P1; ML3953 03 706 rev P1; ML3953 03 705 rev P1; ML3953 02 706 rev P1; ML3953 02 705 rev P2; ML3953 01 706 rev P1; ML3953 01 705 rev P1; ML3953 0B 706 rev P10; ML3953 0B 011 rev P2; ML3953 00 706 rev P1; ML3953 00 705 rev P1; Q21197 2 10 REV 0; Q21197 1 9 REV 0; Q21197 3 5 rev 0; Q21197 G 8 rev 0; Q21197 B 7 rev 0; Q21197 4 6 rev 0; Q21197 2 4 rev A; ML3953 0B 100 rev P8; Q21197 1 3 rev A; Q21197 B 1 rev 0; Q21197 G 2 rev A; ML3953 v00 100 rev P7; PL.0300; PL.0301 rev A; PL.0302 rev A; PL.0303 rev A; PL.0304 rev A; PL.0305 rev A.

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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.

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 involve the refurbishment and upgrading of the two buildings. The kitchens, W.Cs and shower rooms are replaced, electrical services and plant are also replaced including replacement of 4 air conditioning units with 2 units in the rear lightwell and all internal condenser units. New lighting and flooring is installed, windows are refurbished and the interior is redecorated. A new automatic opening vent (AOV) would be installed within the roof.

The alterations are modest with historic features being repaired and reinstated where necessary. New flooring is inserted and laid carefully over the top of the original floorboards and ensuring all historic joinery is protected and unaltered. New lighting is installed using the existing openings and servicing and using lighting to match the existing. All existing service routes are used and no new routes are necessary.

The kitchens, W.Cs and shower rooms are mostly located in the rear extensions or basement spaces which are of lesser significance than other parts of the buildings. The strip out of the existing facilities and installation of new facilities will harm neither historic fabric nor plan form but will improve the aesthetic of the listed buildings.

The windows are being refurbished with all windows receiving new ironmongery. It is proposed to install 7 new doors at ground, 1st, 2nd and 3rd floor levels within both buildings. A condition would be attached to secure the submission of details relating to all new doors.

The replacement plant in the rear lightwell is rationalised improving the appearance of the space that would preserve the character and appearance of the building.

Overall, the works will update and upgrade the repair and aesthetic of the listed buildings and would not harm the special interest of the historic building nor the historic plan form and is considered acceptable.

The site's planning history has been taken into account when making this decision. No objections have been received prior to making this decision. Historic England has authorised the issuing of a consent for this proposal.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 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 policies of the London Plan 2021 and 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.
- 3 You are advised that the works hereby approved relate to the internal works only. The external works shown on the approved plans require separate planning permission. The planning application has been submitted to the Council for these works (ref 2021/5685/P) and is pending consideration.

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