

Application ref: 2022/2689/L  
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Date: 20 December 2022

**Development Management**  
Regeneration and Planning  
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hgh Consulting  
45 Welbeck Street  
London  
W1G 8DZ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**6-8**

**Southampton Place**

**London**

**Camden**

**WC1A 2DB**

Proposal:

External and internal refurbishment including new services risers, kitchens and W.Cs, and replacement of windows to the rear extensions.

Drawing Nos: 20023\_AA\_22\_401\_P04 Rm elevations rm 6, 20023\_AA\_22\_402\_P04 Rm elevations rm 6, 20023\_AA\_22\_404\_P04 Rm elevations rm 7, 20023\_AA\_22\_405\_P04 Room elevations rm 7, 20023\_AA\_22\_406\_P04 Rm elevations rm 7, 20023\_AA\_22\_407\_P04 Rm elevations rm 7, 20023\_AA\_22\_411\_P04 Detailed rm elevations, 20023\_AA\_22\_412\_P04 Detailed rm elevations rm 6, 20023\_AA\_22\_414\_P04 Detailed rm elevations rm 6, 20023\_AA\_22\_415\_P04 Detailed rm elevations, 20023\_AA\_22\_416\_P04 Detailed rm elevations rm 7, 20023\_AA\_22\_417\_P04 Detailed room elevations, 20023\_AA\_50\_500\_P04 Existing service riser zone, 20023\_AA\_50\_501\_P04 Proposed service risers, 20023\_AA\_70\_200\_P04 Door proposals, 20023\_AL\_(00)\_001\_P04 Site location plan, 20023\_AL\_00\_100\_P04 Existing basement plan, 20023\_AL\_00\_101\_P04 Existing ground flr plan, 20023\_AL\_00\_102\_P04 Existing first flr plan, 20023\_AL\_00\_103\_P04 Existing second flr plan, 20023\_AL\_00\_104\_P04 Existing third flr plan, 20023\_AL\_00\_105\_P04 Existing fourth flr plan, 20023\_AL\_00\_106\_P04 Existing roof plan, 20023\_AL\_00\_110\_P04 Proposed basement plan, 20023\_AL\_00\_111\_P04 Proposed ground flr plan, 20023\_AL\_00\_112\_P04 Proposed first flr plan, 20023\_AL\_00\_113\_P04

Proposed scnd floor plan, 20023\_AL\_00\_114\_P04 Proposed third floor plan,  
 20023\_AL\_00\_115\_P04 proposed 4th floor, 20023\_AL\_00\_116\_P04 Proposed roof  
 plan, 20023\_AL\_00\_200\_P04 Existing front elevation, 20023\_AL\_00\_201\_P04  
 Existing back elevation, 20023\_AL\_00\_202\_P04 Existing service yard elevations,  
 20023\_AL\_00\_203\_P04 Existing no 6 courtyard elevations,  
 20023\_AL\_00\_204\_P04 Existing no7 courtyard elevations, 20023\_AL\_00\_205\_P04  
 Existing no8 courtyard elevations, 20023\_AL\_00\_206\_P04 Existing courtyard elevation  
 no6, 20023\_AL\_00\_210\_P04 Proposed front elevation, 20023\_AL\_00\_211\_P04  
 proposed rear elevation, 20023\_AL\_00\_212\_P04 Proposed service yard elevation,  
 20023\_AL\_00\_213\_P04 Proposed no6 courtyard elevation, 20023\_AL\_00\_214\_P04  
 Proposed no7 courtyard elevation, 20023\_AL\_00\_215\_P04 Proposed no 8 courtyard  
 elevation, 20023\_AL\_00\_216\_P04 proposed no5 courtyard elevation,  
 20023\_AL\_12\_100\_P04 Demolition basement plan, 20023\_AL\_12\_101\_P04  
 Demolition grnd flr plan, 20023\_AL\_12\_102\_P04 Demolition frst flr plan,  
 20023\_AL\_12\_103\_P04 Demolition scnd flr plan, 20023\_AL\_12\_104\_P04 Existing thrd  
 flr plan, 20023\_AL\_12\_105\_P04 Existing frth flr plan, 20023\_AL\_12\_106\_P04  
 Demolition roof plan, 20023\_AL\_12\_200\_P04 Existing front elevation and demolition,  
 20023\_AL\_12\_201\_P04 Existing back elevation and demolition,  
 20023\_AL\_12\_202\_P04 Existing service yard and demolition, 20023\_AL\_12\_203\_P04  
 Existing no6 courtyard and demolition, 20023\_AL\_12\_204\_P04 Existing no7 courtyard  
 and demolition, 20023\_AL\_12\_205\_P04 Existing no8 courtyard and demolition,  
 20023\_AL\_12\_206\_P04 Existing no6 core and demolition, 20023\_AL\_35\_100\_P04  
 Existing basement RCP, 20023\_AL\_35\_101\_P04 Existing Grnd flr RCP,  
 20023\_AL\_35\_102\_P04 Existing frst flr RCP, 20023\_AL\_35\_103\_P04 Existing scnd  
 flr RCP, 20023\_AL\_35\_104\_P04 Existing thrd flr RCP, 20023\_AL\_35\_105\_P04  
 Existing frth flr RCP, 20023\_AL\_35\_110\_P04 Proposed basement RCP,  
 20023\_AL\_35\_111\_P04 Proposed ground flr RCP, 20023\_AL\_35\_112\_P04 Proposed  
 1st flr RCP, 20023\_AL\_35\_113\_P04 Proposed 2nd flr RCP, 20023\_AL\_35\_114\_P04  
 Proposed 3rd floor RCP, 20023\_AL\_35\_115\_P04 Proposed 4th flr RCP,  
 20023\_AS\_00\_100\_R001\_6\_P04 Schedule of works,  
 20023\_AS\_00\_100\_R001\_7\_P04 Schedule of Works,  
 20023\_AS\_00\_100\_R001\_8\_P04 Schedule of works, GTA\_20023\_Holborn  
 Links\_Design and Access Statement\_\_P04 Part 1, GTA\_20023\_Holborn Links\_Design  
 and Access Statement\_\_P04 Part 2, GTA\_20023\_Holborn Links\_Design and Access  
 Statement\_\_P04 Part 3, GTA\_20023\_Holborn Links\_Design and Access  
 Statement\_\_P04 Part 4, Heritage Statement - Holborn Links P2 (LBC only) May 2022,  
 HLE Project 2 LBC Planning Covering Letter, 20023\_P04A Supplementary  
 Information(2), 20023\_AL\_[12]\_303\_P04A(2) Existing section DD demolition,  
 20023\_AL\_[12]\_302\_P04A(2) Existing section CC demolition,  
 20023\_AL\_[12]\_301\_P04A(2) Existing section BB demolition, 20023\_AL\_[12]\_30

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: 20023\_AA\_22\_401\_P04 Rm elevations rm 6, 20023\_AA\_22\_402\_P04 Rm elevations rm 6, 20023\_AA\_22\_404\_P04 Rm elevations rm 7, 20023\_AA\_22\_405\_P04 Room elevations rm 7, 20023\_AA\_22\_406\_P04 Rm elevations rm 7, 20023\_AA\_22\_407\_P04 Rm elevations rm 7, 20023\_AA\_22\_411\_P04 Detailed rm elevations, 20023\_AA\_22\_412\_P04 Detailed rm elevations rm 6, 20023\_AA\_22\_414\_P04 Detailed rm elevations rm 6, 20023\_AA\_22\_415\_P04 Detailed rm elevations, 20023\_AA\_22\_416\_P04 Detailed rm elevations rm 7, 20023\_AA\_22\_417\_P04 Detailed room elevations, 20023\_AA\_50\_500\_P04 Existing service riser zone, 20023\_AA\_50\_501\_P04 Proposed service risers, 20023\_AA\_70\_200\_P04 Door proposals, 20023\_AL\_(00)\_001\_P04 Site location plan, 20023\_AL\_00\_100\_P04 Existing basement plan, 20023\_AL\_00\_101\_P04 Existing grnd flr plan, 20023\_AL\_00\_102\_P04 Existing first flr plan, 20023\_AL\_00\_103\_P04 Existing second flr plan, 20023\_AL\_00\_104\_P04 Existing third flr plan, 20023\_AL\_00\_105\_P04 Existing fourth flr plan, 20023\_AL\_00\_106\_P04 Existing roof plan, 20023\_AL\_00\_110\_P04 Prpsd basement plan, 20023\_AL\_00\_111\_P04 Prpsd ground flr plan, 20023\_AL\_00\_112\_P04 Prpsd first flr plan, 20023\_AL\_00\_113\_P04 Proposed scnd floor plan, 20023\_AL\_00\_114\_P04 Proposed third floor plan, 20023\_AL\_00\_115\_P04 proposed 4th floor, 20023\_AL\_00\_116\_P04 Proposed roof plan, 20023\_AL\_00\_200\_P04 Existing front elevation, 20023\_AL\_00\_201\_P04 Existing back elevation, 20023\_AL\_00\_202\_P04 Existing service yard elevations, 20023\_AL\_00\_203\_P04 Existing no 6 courtyard elevations, 20023\_AL\_00\_204\_P04 Existing no7 courtyard elevations, 20023\_AL\_00\_205\_P04 Existing no8 courtyar elevations, 20023\_AL\_00\_206\_P04 Existing courtyard elevation no6, 20023\_AL\_00\_210\_P04 Proposed front elevation, 20023\_AL\_00\_211\_P04 proposed rear elevation, 20023\_AL\_00\_212\_P04 Proposed service yard elevation, 20023\_AL\_00\_213\_P04 Proposed no6 courtyard elevation, 20023\_AL\_00\_214\_P04 Proposed no7 courtyard elevation, 20023\_AL\_00\_215\_P04 Proposed no 8 courtyard elevation, 20023\_AL\_00\_216\_P04 proposed no5 courtyard elevation, 20023\_AL\_12\_100\_P04 Demolition basement plan, 20023\_AL\_12\_101\_P04 Demolition grnd flr plan, 20023\_AL\_12\_102\_P04 Demolition frst flr plan, 20023\_AL\_12\_103\_P04 Demolition scnd flr plan, 20023\_AL\_12\_104\_P04 Existing thrd flr plan, 20023\_AL\_12\_105\_P04 Existing frth flr plan, 20023\_AL\_12\_106\_P04 Demolition roof plan, 20023\_AL\_12\_200\_P04 Existing front elevation and demolition, 20023\_AL\_12\_201\_P04 Existing back elevation and demolition, 20023\_AL\_12\_202\_P04 Existing service yard and demolition, 20023\_AL\_12\_203\_P04 Existing no6 courtyard and demolition, 20023\_AL\_12\_204\_P04 Existing no7 courtyard and demolition, 20023\_AL\_12\_205\_P04 Existing no8 courtyard and demolition, 20023\_AL\_12\_206\_P04 Existing no6 core and demolition, 20023\_AL\_35\_100\_P04 Existing basement RCP, 20023\_AL\_35\_101\_P04 Existing Grnd flr RCP, 20023\_AL\_35\_102\_P04 Existing frst flr RCP, 20023\_AL\_35\_103\_P04 Existing secnd flr RCP, 20023\_AL\_35\_104\_P04 Existing thrd flr RCP, 20023\_AL\_35\_105\_P04 Existing frth flr RCP, 20023\_AL\_35\_110\_P04 Proposed basement RCP, 20023\_AL\_35\_111\_P04 Proposed ground flr RCP, 20023\_AL\_35\_112\_P04 Proposed 1st flr RCP, 20023\_AL\_35\_113\_P04 Proposed 2nd flr RCP, 20023\_AL\_35\_114\_P04 Proposed 3rd floor RCP, 20023\_AL\_35\_115\_P04 Proposed 4th flr RCP,

20023\_AS\_00\_100\_R001\_6\_P04 Schedule of works,  
 20023\_AS\_00\_100\_R001\_7\_P04 Schedule of Works,  
 20023\_AS\_00\_100\_R001\_8\_P04 Schedule of works, GTA\_20023\_Holborn  
 Links\_Design and Access Statement\_\_P04 Part 1, GTA\_20023\_Holborn  
 Links\_Design and Access Statement\_\_P04 Part 2, GTA\_20023\_Holborn  
 Links\_Design and Access Statement\_\_P04 Part 3, GTA\_20023\_Holborn  
 Links\_Design and Access Statement\_\_P04 Part 4,

- 3 Heritage Statement - Holborn Links P2 (LBC only) May 2022, HLE Project 2  
 LBC Planning Covering Letter, 20023\_P04A Supplementary Information(2),  
 20023\_AL\_[12]\_303\_P04A(2) Existing section DD demolition,  
 20023\_AL\_[12]\_302\_P04A(2) Existing section CC demolition,  
 20023\_AL\_[12]\_301\_P04A(2) Existing section BB demolition,  
 20023\_AL\_[12]\_300\_P04A(2) Existing section AA demolition,  
 20023\_AL\_[00]\_313\_P04A(2) Proposed section DD,  
 20023\_AL\_[00]\_312\_P04A(2) Proposed long section O2,  
 20023\_AL\_[00]\_311\_P04A(2) Proposed long section NO.7,  
 20023\_AL\_[00]\_310\_P04A(2) No.6 proposed long section,  
 20023\_AL\_[00]\_303\_P04A(2) Existing section DD,  
 20023\_AL\_[00]\_302\_P04A(2) Existing section CC,  
 20023\_AL\_[00]\_301\_P04A(2) Existing section BB,  
 20023\_AL\_[00]\_300\_P04A(2) Existing section AA,  
 20023\_AA\_[22]\_413\_P04A(2) Detailed room elevation rm 6,  
 20023\_AA\_[22]\_403\_P04A(2) Detailed room elevation.

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 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.

- 5 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.
  - b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
  - c) Details of new door entry systems.

d) Details of new ironmongery.

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 New power source boxes shall not cut through historic fabric, confirmation of this including a revised method statement shall be submitted to and approved by the local planning authority prior to the commencement of this part 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.

- 7 Notwithstanding the approved drawings new light fittings and service runs are not approved.

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 6-8 Southampton Place for part of a terrace of 8 houses built circa. 1785-63 probably under the direction of Henry Flitcroft. The buildings are set over three floors with additional basements and attic storeys constructed in the 1970s. The buildings are constructed from stock bricks, with three bays to each floor, multi-paned timber sash windows and architraved door cases.

The proposals are for remedial works to the three buildings. Existing fabric is repaired and refurbished a new VRF heating and cooling system is introduced. The repairs laid out in the DAS are as follows:

The proposals are for sensitive remedial work to the existing building to repair and refurbish the existing fabric. This includes brickwork, plaster and cornice repairs. The existing historic windows to the principle buildings are to be refurbished and overhauled. The basement doors, which are in a poor state of repair, will be replaced. The windows and roof lights to the later extensions are proposed to be replaced with higher performing double glazed units. The finishes to the external courtyards are replaced and improved.

The historic rooms will be refurbished. The original plan form will be reinstated to No.6 and 7 on floors 1-3. Existing features will be refurbished where later additions and services have been removed. Where the historic fabric has been removed, a simpler refurbishment will take place.

New kitchenettes and WC's are proposed. In No. 6, 7 and 8, this will mostly be either in existing locations or within the later additions to the rear. In No.8, all WC's are located in existing locations.

All three buildings are re-serviced with VRF heating or cooling. Details of the the external plant enclosures can be found in seperate Full Planning

Application. Heating and cooling units within the rooms will be floor mounted and housed within casings that reflect the moldings of the historic rooms.

Vertical service risers have been carefully integrated into the historic fabric. On no.6 and 7, these are located adjacent to the main stair landings on each level. In No.8, the existing lift shaft is being re-used as a vertical riser.

New lighting and power is proposed throughout. This will be generally located within the floors to minimise the impact on the existing building. Lighting rooms with historic fabric provided via a combination of pendants and wall lights. Within the other spaces, suspended linear fittings are proposed.

The repairs to historic fabric are all welcome as this will ensure the continued longevity of the three buildings and ensure their significance is retained.

The replacement of the basement level doors is acceptable as these are not historic and are in a state of disrepair. The replacement of the window in the rear extensions and the refurbishment of the courtyards is acceptable.

The refurbishment of historic rooms and the removal of harmful modern partitions is welcome. The proposals initially included the removal of Edwardian panelling at first floor level in no.6 however the proposals and plans have been revised to retain these elements as despite being a later addition to the building, are considered to be of historic significance.

The refurbishment of existing W.Cs is acceptable. Any new W.Cs and kitchenettes are located in modern rear extensions and will not impact historic fabric.

- 2 The VRF heating and cooling systems have been integrated into the buildings with some sensitivity. In no.6 and no.7 service runs are located within the stair core, which to some degree is regrettable, however this area is much improved as a result of the removal of modern partitions. The servicing is contained within boxing and will have some, but fairly minor impact. In no.8 the servicing is located within an existing lift shaft and will have no impact. The VRF units located in the rooms will have a decorative cover to minimise the impact in historic areas. Although this additional clutter is not ideal, it is reasonable to expect each room to be heated and to some degree the units are similar to a radiator.

New lighting and power is proposed, ideally existing routes would be utilised - conditions will be added to the consent ensuring new routes are minimal.

The proposed works will not harm the special interest of the grade-II\*-listed building.

The application has been advertised in the press and by means of a site notice, Historic England have also been notified.

The CAAC have supported the application but note that the power sockets could be harmful. A condition has been added to the consent ensuring details

of the sockets are submitted and that these sockets will not penetrate historic fabric.

Historic England have responded to the consultation and support the proposals. However, they did raise concerns about the removal of the Edwardian panelling, which under revisions is now being retained. They also raised concerns about the services in nos.6 and 7. Although this arrangement isn't ideal, the plan form in this area of the building is much improved and services are integrated sensitively. Historic England also had concerns about the VRF units in principal rooms. Although they are clearly a modern introduction, it is considered reasonable to have a method heating these rooms.

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.

- 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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer