

Application ref: 2022/5594/L  
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Date: 2 March 2023

**Development Management**  
Regeneration and Planning  
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Gerald Eve LLP  
One Fitzroy Place  
6 Mortimer Street  
London W1T 3JJ  
London  
W1G 0AY  
United Kingdom

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:

Installation of a construction hoist along the western elevation of the building for a temporary period.

Drawing Nos: 221221 DAS and Heritage Statement part1 of 5, 221221 DAS and Heritage Statement part2 of 5, 221221 DAS and Heritage Statement part3 of 5, 221221 DAS and Heritage Statement part4 of 5, 221221 DAS and Heritage Statement part5 of 5, 221221 Planning Cover Letter, 21593-0261-00 Existing Vernon Place Elevation(2), 21593-CWA-VH-09-DR-A-0459-P-01 Existing and Proposed Section A-A(2), Drawing Schedule Hoist(2), 21593-0224-00 Plan - GA Existing - Lower Ground Floor(2), 21593-0225-00 Plan - GA Existing - Upper Ground Floor(2), 21593-0260-00 Elevation - Existing - (Bloomsbury Square)(2), 21593-0263-00 Elevation - Existing - (Bloomsbury Place)(2), 21593-CWA-VH-01-DR-A-0227-T-00 Plan - GA Existing - First Floor(2), 21593-CWA-VH-02-DR-A-0228-T-00 Plan - GA Existing - Second Floor(2), 21593-CWA-VH-03-DR-A-0229-T-00 Plan - GA Existing - Third Floor(2), 21593-CWA-VH-05-DR-A-0231-T-00 Plan - GA Existing - Fifth Floor(2), 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-09-DR-A-0201-P01 - Block Plan(2), 21593-CWA-VH-09-DR-A-0201-P01 - Block Plan(2), 21593-CWA-VH-09-DR-A-0451-P-00 Plan - Proposed Hoist - Upper Ground Floor(2), 21593-CWA-VH-09-DR-A-0452-P-00 Plan - Proposed Hoist - First Floor(2), 21593-CWA-VH-09-DR-A-0453-P-00 Plan - Proposed

Hoist - Second Floor(2), 21593-CWA-VH-09-DR-A-0454-P-00 Plan - Proposed Hoist - Third Floor(2), 21593-CWA-VH-09-DR-A-0455-P-00 Plan - Proposed Hoist - Fifth Floor(2), 21593-CWA-VH-09-DR-A-0456-P-00 Elevation - Proposed Hoist - Bloomsbury Square(2), 21593-CWA-VH-09-DR-A-0457-P-00 Elevation - Proposed Hoist - Vernon Place(2), 21593-CWA-VH-09-DR-A-0458-P-00 Elevation - Proposed Hoist - Bloomsbury Place(2), 21593-CWA-VH-09-DR-A-0459-P-01 Existing and Proposed Section A-A(2), 21593-CWA-VH-ZZ-DR-A-0261-P-00 Elevation - Existing - (Vernon Place)(2), 21593-CWA-VH-ZZ-DR-A-0456-P-00 Elevation - Proposed Hoist - Bloomsbury Square(2). RE: VH application window glazing, Leftover materials - Basement(2).

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:  
221221 DAS and Heritage Statement part1 of 5, 221221 DAS and Heritage Statement part2 of 5, 221221 DAS and Heritage Statement part3 of 5, 221221 DAS and Heritage Statement part4 of 5, 221221 DAS and Heritage Statement part5 of 5, 221221 Planning Cover Letter, 21593-0261-00 Existing Vernon Place Elevation(2), 21593-CWA-VH-09-DR-A-0459-P-01 Existing and Proposed Section A-A(2), Drawing Schedule Hoist(2), 21593-0224-00 Plan - GA Existing - Lower Ground Floor(2), 21593-0225-00 Plan - GA Existing - Upper Ground Floor(2), 21593-0260-00 Elevation - Existing - (Bloomsbury Square)(2), 21593-0263-00 Elevation - Existing - (Bloomsbury Place)(2), 21593-CWA-VH-01-DR-A-0227-T-00 Plan - GA Existing - First Floor(2), 21593-CWA-VH-02-DR-A-0228-T-00 Plan - GA Existing - Second Floor(2), 21593-CWA-VH-03-DR-A-0229-T-00 Plan - GA Existing - Third Floor(2), 21593-CWA-VH-05-DR-A-0231-T-00 Plan - GA Existing - Fifth Floor(2), 21593-CWA-VH-09-DR-A-0200-P01 - Site Plan, 21593-CWA-VH-09-DR-A-0201-P01 - Block Plan(2), 21593-CWA-VH-09-DR-A-0201-P01 - Block Plan(2), 21593-CWA-VH-09-DR-A-0451-P-00 Plan - Proposed Hoist - Upper Ground Floor(2), 21593-CWA-VH-09-DR-A-0452-P-00 Plan - Proposed Hoist - First Floor(2), 21593-CWA-VH-09-DR-A-0453-P-00 Plan - Proposed Hoist - Second Floor(2), 21593-CWA-VH-09-DR-A-0454-P-00 Plan - Proposed Hoist - Third Floor(2), 21593-CWA-VH-09-DR-A-0455-P-00 Plan - Proposed Hoist - Fifth Floor(2), 21593-CWA-VH-09-DR-A-0456-P-00 Elevation - Proposed Hoist - Bloomsbury Square(2), 21593-CWA-VH-09-DR-A-0457-P-00 Elevation - Proposed Hoist - Vernon Place(2), 21593-CWA-VH-09-DR-A-0458-P-00 Elevation - Proposed Hoist - Bloomsbury Place(2), 21593-CWA-VH-09-DR-A-0459-P-01 Existing and Proposed Section A-A(2), 21593-CWA-VH-ZZ-DR-A-0261-P-00 Elevation - Existing - (Vernon Place)(2), 21593-CWA-VH-ZZ-DR-A-0456-P-00 Elevation - Proposed Hoist - Bloomsbury Square(2). RE: VH application window glazing, Leftover materials - Basement(2).

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 The hoist and associated structures are hereby permitted for a temporary period only and shall be removed on or before 26th February 2025.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 [and D2 if in CA] of the London Borough of 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 to temporarily install a hoist and remove four windows, which will be reinstated, for a period of 24 months to allow building works to take place. The hoist allows materials to be taken out and/or taken into the building without using the main entrance, which will continue to be used by people occupying different parts of the building.

The hoist and associated scaffolding will not be fixed to the building. The windows will be carefully removed and stored within the storage units in the basement level of the building, and will be reinstated once the works have finished. The window frames and surrounding fabric will be protected by plywood while the work is being carried out. All fixings such as screws associated with the windows will be retained and reused when the windows are reinstated. If new fixings are required they will match the existing.

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, whereby there were no consultation responses. 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer