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For the attention of: Laura Dorbeck

Our ref: U0019055/NDA/SNA

Your Ref: PP-11696913

9 February 2023

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 Planning Permission and Listed Building Consent

We have been instructed by our client, Oxford Victoria House Limited, to submit an application for planning and listed building consent with respect to part Basement Level 2, part Basement Level 1, part Lower Ground, part Upper Ground and Mezzanine Level of Victoria House at 37 – 63 Southampton Row, London, WC1B 4DA.

Planning Permission and Listed Building Consent is sought for:

“Use of part basement 2, part basement 1, part lower ground, part upper ground and part mezzanine as Class E use together with internal alterations including MEP services, floor and ceiling finishes, the provision of a new lift opening and flexible partitions.”

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 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 planning permissions and listed building consents. 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 Appendix 1.

The most recent permission (ref. 2022/3480/P) and listed building consent (ref. 2022/3419/L), dated November 2022, will allow levels 1 to 9 of the building to be adapted for lab enabled space.

Pre-Application Consultation

Following on from the planning permission and listed building consent granted on 10 November 2022, these proposals seek to address amendments to part basement level 2, part basement level 1, part lower ground, part upper ground and mezzanine level which have been discussed with Camden Council Officers at a pre-application meeting held on 5 December 2022 and a site visit held on 20 December 2022. Written pre-application advice has been received following the meeting. Officers are generally supportive of the proposals subject to further details being provided which now form part of this submission.

In addition to pre-application engagement with the Council, the Applicant has sought to engage with the Bloomsbury Conservation Area Advisory Committee (CAAC) and has offered a site visit to discuss the proposals in further detail.

The Proposals

Land Use

These proposals at Victoria House relate to part basement levels 1 & 2, part lower and part upper ground and mezzanine level of the building, and predominantly seek to adapt units 1, 6 and 9 located at basement 1 and lower ground floor units 1, 6, 7, 8 and 9 to Cat A lab enabled space with supporting write up space. The proposals form part of the Applicant's programme of works to upgrade the existing building to create flexible laboratory enabled and write up space to support the growth of the Knowledge Quarter. The intention is to provide Use Class E office and laboratory space, whilst sympathetically preserving this Grade II listed building.

Internal alteration works to floors

Internal alteration works are focussed on adapting the former ground floor retail units 1, 6, 7, 8 and 9 as well as ancillary office and retail spaces at basement level 2 to upper ground floor and mezzanine level to lab enabled spaces with supporting write up space. The main alteration works are set out below:

Basement level 2 – amendments are proposed to adapt the vacant bank unit to provide laboratory enabled space / consulting rooms and ancillary storage. Works are proposed to divide the space and an opening is proposed in the existing vault wall to provide a more direct route between the unit and the loading bay.

Basement level 1 – Three laboratory enabled units with supporting write up space and associated storage, as well as a meditation room are proposed. In addition, flexible partitions are proposed to the lab enabled spaces. The former bank unit that lies at this level will be adapted to provide lab enabled spaces / consulting rooms.

Lower Ground floor – the former bank unit at this level is proposed to be adapted to provide a reception area, collaboration/write up spaces and consulting rooms to support the lab spaces. In addition, a meeting room and plant room are proposed within this former unit. Other areas of the floor relating to units 6, 7, 8 and 9 are proposed to be adapted for lab enabled space with supporting write up and reception areas as well as associated flexible partitions.

Upper Ground floor – alterations are proposed to provide lab enabled space and flexible partitions in units 6, 7, 8 and 9. In addition, the proposal includes a new opening and lift door to what is considered to be a historic lift opening which is currently infilled with stone cladding. The reintroduction of the lift would provide vertical circulation for goods within the building.

Mezzanine – proposals include the provision of a toilet block, meeting rooms and write up spaces with flexible partitions in units 6, 7, 8 and 9.

It should be noted that the remit of this application does not overlap with that of the recent planning permission and

listed building consent. It should be noted that no external alterations are proposed as part of this application.

MEP Requirements

The proposals include the adaptation of MEP services within basement 2 to upper ground level to provide the following for the lab enabled and write up spaces: heating and cooling pipework; fan coils; ventilation ductwork; above ground Public Health Services; lighting, fire alarm and containment and both high and low level electrical services. The intent is to re-use as much of the existing MEP installation as possible. Connections will be made to the air handling units and fume exhaust fans and flues on the roof, all of which were approved under permission ref. 2022/3480/P. Further details are set out in the MEP report prepared by KJ Tait Engineers and accompanying drawings which are submitted with the application.

Planning Policy and Legislation

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.

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.

Material considerations include the National Planning Policy Framework (NPPF) adopted in 2021 which provides national level planning policy.

The proposals are also assessed against the Planning (Listed Buildings and Conservation Areas) Act 1990.

Key policies of the Development Plan that are relevant to the proposals are set out below alongside relevant legislation.

NPPF

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.

Chapter 6 of the NPPF seeks to promote business investment, economic growth and productivity. NPPF paragraph 119 encourages development that makes as much use as possible of previously developed or 'brownfield' land and paragraph 120 supports development of underutilised buildings.

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.

Paragraph 174 of the NPPF requires that development does not contribute to unacceptable risks of air or noise pollution.

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 GG2 of the London Plan reflects NPPF policies on encouraging development of brownfield land to ensure the 'best use of land'.

Laboratory uses are supported by Policy E8 to ensure suitable workspaces are made available and the clustering of such uses is also encouraged by the policy.

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 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 D14 (Noise) require any impacts arising from development to effectively mitigate air pollution and noise.

Policy HC1 seeks development to deliver positive benefits that conserve and enhance the historic environment in addition to contributing to economic viability. 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.

Camden Local Plan

Policies E1 and E2 seeks to promote economic growth and specifically the development of the Knowledge Quarter.

Policy A1 (Managing Impact of Development) of the Local Plan requires that amenity of communities, occupiers and neighbours is protected and Policy A4 states that permission will not be granted for development likely to generate unacceptable noise and vibration impacts.

Policy CC4 of the Local Plan states that the impact of development on air quality must be mitigated to ensure that exposure to poor air quality is reduced in the borough.

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.

Policy CC2 of the Local Plan requires all development to be resilient to climate change by promoting sustainable design and construction measures.

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 and will not permit substantial harm to designated heritage assets unless it can be demonstrated that tis harm is outweighed by public benefits.

Policy D3 requires a high standard of design for new and altered shopfronts. Consideration will be given to the existing character, architectural and historic merit and design of the building and its shopfront.

Planning (Listed Buildings and Conservation Areas) Act

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.

Assessment

Land Use

The proposal does not seek an increase in gross internal area and therefore the proposed scheme is 'minor' in nature. The proposals seek to alter and adapt areas of basement level 2 to upper ground floor and mezzanine of the building to allow flexible Class E Uses for lab enabled and write up space rather than undertake a wholesale refurbishment.

A review of the planning history shows that the areas subject to the proposals already benefit from Use Class E having been former office or retail spaces. The proposed lab space at Basement Level 1 was originally office space, and although permission was granted for a health club in 2001, there is no evidence in the planning history that this use was ever implemented. Furthermore, in 2005, the S106 obligations relating to the health club use were removed by Deed of Variation. As such, it is considered that the application site benefits from Class E Use.

The proposed lab enabled space promotes the objectives of both national, regional and local policy through making best and efficient use of an underutilised building as well as providing employment uses that support the Knowledge Quarter.

Internal Alterations

The proposals to create a door opening within the vault room at basement level 2 will allow for a more direct route between this unit and the loading bay which will reduce traffic through more sensitive areas of the building. The same principle has been adopted to the proposals to reinstate the lift to the northern side of the building at upper ground floor which will allow for a more direct vertical route for goods within the building and therefore reduce traffic through more sensitive areas of the building.

The Heritage Building Report demonstrates that the proposals do not seek to substantially alter the existing building. The proposed alterations to basement level 2 to upper ground floor would be located in areas where there have been substantial alterations in the past and where there is little historic fabric of value.

The minor interventions are required to provide much needed office and laboratory space within the Knowledge Quarter which is a public benefit that outweighs the low level less than substantial harm arising. On this basis, the proposals are considered to satisfy the objectives of policies at national, regional and local levels.

MEP strategy

In addition to providing lab enabled space to support the Knowledge Quarter, the proposals will ensure that the current vacant spaces are sensitively brought back into a viable use in line with policy objectives. The proposals also seek to provide elements such as toilets and meditation and prayer rooms to support the lab enabled spaces and create a quality working environment that meets the expectations of the market in this prestigious location in London.

The proposals seek to connect to the roof top flues and plant approved under permission ref. 2022/3480/P. Officers requested at pre-app that a Noise Impact Assessment and Air Quality Assessment (AQA) be provided with the application to assess any impacts of the proposals. The conclusions of the Noise Impact Assessment submitted and approved under permission ref. 2022/3480/P are valid for these proposals and the report is submitted as part of this application.

An air quality assessment was submitted to the Council against Condition 7 of permission ref. 2022/3480/P and is currently pending determination. The same AQA has been submitted in support of this application as its conclusions will remain valid for these proposals.

As requested by officers at pre-app, a sustainability and energy statement is provided with the application in the MEP report. An assessment of the proposed building has been undertaken using the Part L 2021

methodology and results in 15% Be Lean carbon savings and 36% Be Green savings with an overall carbon saving of 51% which meets and exceeds GLA policy targets.

Activated Frontages

During pre-application discussions, officers queried the activity of the shopfronts along Southampton Row. The retail units along this frontage are predominantly vacant and have been since 2017. No changes are proposed to these frontages and the glazing will be retained. The use of the units will remain in Class E use. A further layer of activation will be achieved by longer range views from the street through to the laboratory spaces within the building along Southampton Row which will provide a more dynamic interest to these active frontages.

As outlined in the Design and Access Statement prepared by Corstorphine & Wright, the proposals promote high quality and sensitive design and have been carefully assessed as part of the Heritage Building Report prepared by Montagu Evans. They sensitively respect the local context and character and preserve the Grade II listed building and the Bloomsbury Square Conservation Area. As demonstrated in the application documents, the areas of special heritage and architectural significance are not impacted by the proposals.

Summary

It is considered the proposals would 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 spaces which will bring vacant spaces back into use. 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

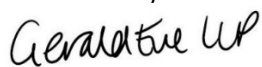
As part of this planning application please find enclosed a copy of the following documentation:

- A copy of this cover letter, prepared by Gerald Eve LLP;
- Planning & Listed Building Consent Application Form, prepared by Gerald Eve LLP;
- Site Location Plan, prepared by Corstorphine & Wright;
- Existing and Proposed Drawings (including Demolition Drawings), prepared by Corstorphine & Wright;
- Design and Access Statement, prepared by Corstorphine & Wright;
- Heritage Report, prepared by Montagu Evans;
- MEP Report including Energy & Sustainability Statement, prepared by KJ Tait Engineers;
- MEP Drawings, prepared by KJ Tait Engineers;
- Air Quality Assessment, prepared by Air and Acoustic Consultant Limited; and
- Noise Impact Assessment, prepared by Sandy Brown.

The Planning Portal reference is PP-11401143. The planning application fee of £494.20 (inclusive of the planning portal service fee of £32.20) has been paid through the planning portal.

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



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Appendix 1 – Site 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
2022/3480/P	Installation of new roof top plant, louvred screens, external louvres and alterations to roof level amenity space	Granted	10.11.2022
2022/3419/L	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.	Granted	10.11.2022