

Application ref: 2023/0560/L
Contact: David McKinstry
Tel: 020 7974 1204
Email: David.McKinstry@camden.gov.uk
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Hollis Global Limited
Hollis Global Limited
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 Waterhouse Square
138 Holborn
London
Camden
EC1N 2ST**

Proposal:

The proposed works are to be undertaken to the external building fabric of the following locations: RHS of Holborn, LHS of Leather Lane, Courtyard A, Courtyard B/C archway and Courtyard C. Works are to include the following: Overflow Chutes - Core drill of c. 50mm diameter holes from the inside of the parapet gutter through to the external side of the wall. - Line the core drilled bore hole with lead and dress into the inside of the parapet. - The chute will protrude from the elevation c.50-60mm. The variance will depend on any obstructions below the protrusion point to ensure no water runs down the facade. Pigeon Wire - Drill small holes at intervals of c. 1.50m and install 25mm masonry rivets for the stainless steel posts to be inserted into and grouted into place. Enough room is to be left at either end of the runs for an anchor point, c. 115mm. - Install the anchor point via a small drill hole and again, a 25mm masonry rivet. - Install the bird wire as per the manufacturers guidance.

Drawing Nos: Site location plan; Heritage Statement; Design and Access Statement; Supporting Evidence ref 119351- 100/30/HM/STB; all drawings within document (Pigeon Wire) HCL00300-1006202792-507\1.0; All drawings within document (Overflow) HCL00300-1006202792-417\1.0;

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:

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.

Informative(s):

- 1 Site and Significance

Waterhouse Square is a GII* listed building in the Hatton Garden Conservation Area. Its significance includes its architectural design and materials, planform, evidential value as a late C19th whole-block office development and its positive townscape contribution.

Proposed works

The proposed works are to be undertaken to the external building fabric of the following locations: RHS of Holborn, LHS of Leather Lane, Courtyard A, Courtyard B/C archway and Courtyard C. Works are to include the following: Overflow Chutes - Core drill of c. 50mm diameter holes from the inside of the parapet gutter through to the external side of the wall. - Line the core drilled bore hole with lead and dress into the inside of the parapet. - The chute will protrude from the elevation c.50-60mm. The variance will depend on any obstructions below the protrusion point to ensure no water runs down the facade. Pigeon Wire - Drill small holes at intervals of c. 1.50m and install 25mm masonry rivets for the stainless steel posts to be inserted into and grouted into place. Enough room is to be left at either end of the runs for an anchor point, c. 115mm. - Install the anchor point via a small drill hole and again, a 25mm masonry rivet. - Install the bird wire as per the manufacturers guidance.

Justification for proposed works

The external fabric of the asset underwent an extensive repair, cleaning, redecoration and restoration scheme which completed in December 2020 and further internal redecoration and repairs that completed in 2021. These

packages of work were managed by Hollis. Further instances of water ingress is having a negative impact on the restoration works previously completed, due to the staining and damaged caused by bouts of heavy rainfall. We have noted an amassing of guano which is having a negative impact on the restoration works previously completed, due to the soiling from resting birds. The proposed works are to be undertaken by a specialist stone and restoration contractor.

Impact of proposed works on significance

The overflow chute will be visible from ground level for any by passers, specifically looking for it. An overflow chute is already installed on the LHS of Leather Lane and the proposals will be as indistinct as what is currently installed. The aspirations of the installations are to prevent further/future damage being caused to the interior of the property and to protect the internal character by limiting possible replastering/timber replacement. The proposed pigeon wire and overflows do not enhance the significance of the listed building, but they secure its fabric from demonstrable ongoing harm in a relatively discreet and reversible manner.

The site's planning history has been taken into account when making this decision

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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



Daniel Pope

Chief Planning Officer