

Application ref: 2023/1807/L  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Email: Patrick.Marfleet@camden.gov.uk  
Date: 29 June 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve LLP  
1 Fitzroy Place  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**3 Waterhouse Square**  
**142 Holborn**  
**London**  
**Camden**  
**EC1N 2SW**

Proposal: Erection of single storey rooftop plant enclosure.

Drawing Nos: WHS-ORM-3W-ZZ-DR-A-12700-P02-Existing Plant Elevation, WHS-ORM-3W-ZZ-DR-A-12600-P02-Existing Plant Sections, WHS-ORM-3W-ZZ-DR-A-12510-P02-Existing Plant Plan, WHS-ORM-3W-ZZ-DR-A-12501-P02-Site Plan, WHS-ORM-3W-ZZ-DR-A-12500-P02-Site Location Plan, WHS-ORM-3W-ZZ-DR-A-12300-P02-Proposed Plant Screen Elevation, WHS-ORM-3W-ZZ-DR-A-12100-P02-Proposed Plant Sections, WHS-ORM-3W-ZZ-DR-A-12000-P02-Proposed Plant Plan, WHS-ORM-3W-RF-DR-A-05399-P01-Demolition Elevations Plant Screen, WHS-ORM-3W-RF-DR-A-05099-P01-Demolition Plan Plant Screen, REP-1014413-5A-KJ, Plant Screen DAS part 1 and 2, 2169.6.1 Waterhouse Square B3 plant screen, 230331 Applicants Cover Letter

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

### **Conditions And Reasons:**

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: WHS-ORM-3W-ZZ-DR-A-12700-P02-Existing Plant Elevation, WHS-ORM-3W-ZZ-DR-A-12600-P02-Existing Plant Sections, WHS-ORM-3W-ZZ-DR-A-12510-P02-Existing Plant Plan, WHS-ORM-3W-ZZ-DR-A-12500-P02-Site Location Plan, WHS-ORM-3W-ZZ-DR-A-12300-P02-Proposed Plant Screen Elevation, WHS-ORM-3W-ZZ-DR-A-12100-P02-Proposed Plant Sections, WHS-ORM-3W-ZZ-DR-A-12000-P02-Proposed Plant Plan, WHS-ORM-3W-RF-DR-A-05399-P01-Demolition Elevations Plant Screen, WHS-ORM-3W-RF-DR-A-05099-P01-Demolition Plan Plant Screen, REP-1014413-5A-KJ, Plant Screen DAS part 1 and 2, 2169.6.1 Waterhouse Square B3 plant screen, 230331 Applicants Cover Letter

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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 Reasons for granting listed building consent

Waterhouse Square, 138-142 Holborn is located on Holborn's northern side and consists of an office complex combined with a number of additions from the 1930s-1990s. The estate is Grade II\* Listed. The site is also located within the Hatton Garden Conservation Area. Its significance includes its architectural design and materials, evidential value as a piece of commercial architecture and its townscape contribution.

This planning application seeks permission for the installation of an acoustic plant screen plant on the roof of building 3. What is referred to as building 3 is made up partly of E.M. Joseph's 1930's High Holborn extension and partly of the 1990's EPR building along Brooke St. The site is made up of buildings that were built across different periods between 1876 and 1993. The proposed plant installation would impact the 1990's building fabric.

The proposals given their context, location, scale and appearance, are not considered to cause harm the setting and significance of the listed building. The proposed works are on a roof which already has some plant and where the accommodation of further plant would have less visual impact than on other parts of the site. Therefore, effort has been made to choose the area of least

impact within the complex as a whole. As such, the proposed works would not harm the significance of the listed building.

One objection was received following statutory consultation which is addressed in the informative for the corresponding planning application (2023/1376/P) as it relates to amenity issues.

The site's planning history has been taken into account when determining the application and 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 proposed development 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 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.

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