

Application ref: 2023/1376/P
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Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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Gerald Eve LLP
1 Fitzroy Place
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

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

Proposal: Erection of single storey rooftop plant screen.

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-20230118-Plant screen acoustic study-Rev00, Plant Screen DAS part 1 and 2, DLSL Report with Appendices, 2169.6.1 Waterhouse Square B3 plant screen, 230331 Applicants Cover Letter

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

Condition(s) and Reason(s):

- 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-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-20230118-Plant screen acoustic study-Rev00, Plant Screen DAS part 1 and 2, DLSL Report with Appendices, 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 external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a plant screen on the western roof of the Waterhouse Square site. The proposals do not include any specific details of plant equipment at this stage which are indicatively shown on the plans.

The plant screen will sit on the 1990s part of the site on a roofline which, although currently largely clear of plant/screening, is quite constrained in terms of its wider visibility and does accommodate existing plant and services. 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. It is also a part of the site which is not visible from inside any of the Waterhouse interiors on the upper levels of the building and there are no listed buildings immediately adjacent to the roof proposed for alteration. Therefore, effort has been made to choose the area of least visibility within the complex as a whole.

The proposals do not enhance the character and appearance of the

conservation area or the setting and significance of the listed buildings, but given their context, location, scale and appearance, they are not considered to cause harm. The proposed works would not harm the significance of the listed building and given their limited visibility, would preserve the contribution the site makes to the character and appearance of the Hatton Garden Conservation Area.

Special regard has been attached to the desirability of preserving the conservation area and the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not cause any harm to residential amenity in terms of loss of outlook or privacy. One objection was raised to the listed building consent accompanying this planning application from a neighbouring resident at 150 Holborn (facing the site) regarding the unacceptable loss of light. The submitted daylight and sunlight report demonstrates that the majority of residential windows directly facing the site at 150 Holborn would experience minor VSC reductions well within the 20% threshold stated in the BRE guidance. Officers note that there are two fourth floor windows which would exceed the 20% reduction threshold. However, these two windows would only marginally exceed this target (20.84% and 28.46% reductions) which is not considered to result in a significant loss of light to the room they serve, particularly as it is a dual aspect room with a window to the north elevation which would be unaffected by the proposals.

Whilst the proposals are for a plant screen they do not include any specific details of plant equipment at this stage, an informative has been added to the decision reminding the applicant that details of plant equipment will need to be submitted and approved.

As such, the proposed development is in general accordance with policies A1, A4, D1 and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation

will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This decision relates to the plant screen only, any installation of plant equipment at the site will need to be submitted to and approved by the Council.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer