

Application ref: 2023/3420/L
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Gerald Eve LLP
1 Fitzroy Place
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**2 Waterhouse Square
140 Holborn
London
EC1N 2ST**

Proposal: Partial demolition, refurbishment and extension of existing office building to provide commercial floorspace (Class E) at 2 Waterhouse Square including external alterations, reconfiguration of entrances and servicing arrangements, and other associated works.

Drawing Nos: WHS-ORM-2W-00-DR-A-12001 Proposed Planning Site Location Plan
WHS-ORM-2W-00-DR-A-12600 (Rev. C02) Proposed Demolition Ground Floor Plan
WHS-ORM-2W-00-DR-A-12700 (Rev. C04) Proposed General Arrangement Ground Floor Plan

WHS-ORM-2W-01-DR-A-12601 Proposed Demolition First Floor Plan

WHS-ORM-2W-01-DR-A-12701 (Rev. C02) Proposed General Arrangement First Floor Plan

WHS-ORM-2W-02-DR-A-12602 Proposed Demolition Second Floor Plan

WHS-ORM-2W-02-DR-A-12702 (Rev. C02) Proposed General Arrangement Second Floor Plan

WHS-ORM-2W-03-DR-A-12603 Proposed Demolition Third Floor Plan

WHS-ORM-2W-03-DR-A-12703 (Rev. C02) Proposed General Arrangement Third Floor Plan

WHS-ORM-2W-04-DR-A-12604 Proposed Demolition Fourth Floor Plan

WHS-ORM-2W-04-DR-A-12704 (Rev. C02) Proposed General Arrangement Fourth

Floor Plan

WHS-ORM-2W-05-DR-A-12605 Proposed Demolition Fifth Floor Plan

WHS-ORM-2W-05-DR-A-12705 (Rev. C02) Proposed General Arrangement Fifth Floor Plan

WHS-ORM-2W-06-DR-A-12606 Proposed Demolition Sixth Floor Plan

WHS-ORM-2W-06-DR-A-12706 (Rev. C02) Proposed General Arrangement Sixth Floor Plan

WHS-ORM-2W-07-DR-A-12707 (Rev. C02) Proposed General Arrangement Seventh Floor Plan

WHS-ORM-2W-AA-DR-A-12140 Proposed Planning Section A-A

WHS-ORM-2W-B1-DR-A-12699 Proposed Demolition Basement 1 Plan

WHS-ORM-2W-B1-DR-A-12799 (Rev. C02) Proposed General Arrangement Basement 1 Plan

WHS-ORM-2W-BB-DR-A-12141 Proposed Planning Section B-B

WHS-ORM-2W-CC-DR-A-12142 Proposed Planning Section C-C

WHS-ORM-2W-DD-DR-A-12143 Proposed Planning Section D-D

WHS-ORM-2W-EA-DR-A-12349 Proposed Planning Bay Study 10

WHS-ORM-2W-EA-DR-A-12350 Proposed Planning Bay Study 11

WHS-ORM-2W-EA-DR-A-12351 Proposed Planning Bay Study 12

WHS-ORM-2W-EA-DR-A-12352 Proposed Planning Bay Study 13

WHS-ORM-2W-EA-DR-A-12372 (Rev. C02) Proposed Planning R7 Heritage Block East Facade

WHS-ORM-2W-EE-DR-A-12144 Proposed Planning Section E-E

WHS-ORM-2W-LG-DR-A-12698 Proposed Demolition Lower Ground Floor Plan

WHS-ORM-2W-LG-DR-A-12798 (Rev. C02) Proposed General Arrangement Lower Ground Floor Plan

WHS-ORM-2W-NO-DR-A-12330 Proposed Planning North Elevation

WHS-ORM-2W-NO-DR-A-12331 (Rev. C03) Proposed Planning East Elevation

WHS-ORM-2W-NO-DR-A-12340 Proposed Planning Bay Study 01

WHS-ORM-2W-NO-DR-A-12341 Proposed Planning Bay Study 02

WHS-ORM-2W-NO-DR-A-12342 Proposed Planning Bay Study 03

WHS-ORM-2W-NO-DR-A-12343 Proposed Planning Bay Study 04

WHS-ORM-2W-NO-DR-A-12344 Proposed Planning Bay Study 05

WHS-ORM-2W-NO-DR-A-12345 Proposed Planning Bay Study 06

WHS-ORM-2W-NO-DR-A-12346 Proposed Planning Bay Study 07

WHS-ORM-2W-NO-DR-A-12347 Proposed Planning Bay Study 08

WHS-ORM-2W-NO-DR-A-12348 Proposed Planning Bay Study 09

WHS-ORM-2W-NO-DR-A-12371 Proposed Planning R7 Heritage Block North Facade

WHS-ORM-2W-RF-DR-A-12607 Proposed Demolition Roof Plan

WHS-ORM-2W-SO-DR-A-12332 Proposed Planning South Elevation

WHS-ORM-2W-SO-DR-A-12353 Proposed Planning Bay Study 14

WHS-ORM-2W-SO-DR-A-12370 Proposed Planning R6 Heritage Block South Facade

WHS-ORM-2W-WE-DR-A-12333 Proposed Planning West Elevation

WHS-ORM-2W-WE-DR-A-12354 Proposed Planning Bay Study 15

WHS-ORM-2W-WE-DR-A-12355 Proposed Planning Bay Study 16

WHS-ORM-2W-ZZ-DR-A-12360 Proposed Planning Entrance Elevations

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 five 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:

Proposed Plans and Drawings (all Rev. C01 unless specified):

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WHS-ORM-2W-02-DR-A-12702 (Rev. C02) Proposed General Arrangement Second Floor Plan
WHS-ORM-2W-03-DR-A-12603 Proposed Demolition Third Floor Plan
WHS-ORM-2W-03-DR-A-12703 (Rev. C02) Proposed General Arrangement Third Floor Plan
WHS-ORM-2W-04-DR-A-12604 Proposed Demolition Fourth Floor Plan
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WHS-ORM-2W-06-DR-A-12606 Proposed Demolition Sixth Floor Plan
WHS-ORM-2W-06-DR-A-12706 (Rev. C02) Proposed General Arrangement Sixth Floor Plan
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WHS-ORM-2W-B1-DR-A-12699 Proposed Demolition Basement 1 Plan
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WHS-ORM-2W-CC-DR-A-12142 Proposed Planning Section C-C
WHS-ORM-2W-DD-DR-A-12143 Proposed Planning Section D-D
WHS-ORM-2W-EA-DR-A-12349 Proposed Planning Bay Study 10
WHS-ORM-2W-EA-DR-A-12350 Proposed Planning Bay Study 11
WHS-ORM-2W-EA-DR-A-12351 Proposed Planning Bay Study 12
WHS-ORM-2W-EA-DR-A-12352 Proposed Planning Bay Study 13
WHS-ORM-2W-EA-DR-A-12372 (Rev. C02) Proposed Planning R7 Heritage Block East Facade
WHS-ORM-2W-EE-DR-A-12144 Proposed Planning Section E-E
WHS-ORM-2W-LG-DR-A-12698 Proposed Demolition Lower Ground Floor Plan
WHS-ORM-2W-LG-DR-A-12798 (Rev. C02) Proposed General Arrangement

Lower Ground Floor Plan

WHS-ORM-2W-NO-DR-A-12330 Proposed Planning North Elevation
WHS-ORM-2W-NO-DR-A-12331 (Rev. C03) Proposed Planning East Elevation
WHS-ORM-2W-NO-DR-A-12340 Proposed Planning Bay Study 01
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WHS-ORM-2W-NO-DR-A-12343 Proposed Planning Bay Study 04
WHS-ORM-2W-NO-DR-A-12344 Proposed Planning Bay Study 05
WHS-ORM-2W-NO-DR-A-12345 Proposed Planning Bay Study 06
WHS-ORM-2W-NO-DR-A-12346 Proposed Planning Bay Study 07
WHS-ORM-2W-NO-DR-A-12347 Proposed Planning Bay Study 08
WHS-ORM-2W-NO-DR-A-12348 Proposed Planning Bay Study 09
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WHS-ORM-2W-SO-DR-A-12353 Proposed Planning Bay Study 14
WHS-ORM-2W-SO-DR-A-12370 Proposed Planning R6 Heritage Block South Facade
WHS-ORM-2W-WE-DR-A-12333 Proposed Planning West Elevation
WHS-ORM-2W-WE-DR-A-12354 Proposed Planning Bay Study 15
WHS-ORM-2W-WE-DR-A-12355 Proposed Planning Bay Study 16
WHS-ORM-2W-ZZ-DR-A-12360 Proposed Planning Entrance Elevations

Supporting Documentation:

Design and Access Statement, and Townscape Assessment (July 2023)
Planning Statement (November 2023)
Planning Report (July 2023)
Noise Impact Assessment (July 2023)
Sustainability Statement (August 2023)
Daylight, Sunlight and Overshadowing Report (July 2023)
Construction/Demolition Management Plan (July 2023)
Transport Assessment (July 2023)
Heritage Assessment (July 2023)
Statement of Community Involvement (August 2023)
Operational Waste Management Strategy (July 2023)
Drainage Strategy Report (October 2023)
Air Quality Assessment (October 2023)
Active Travel Zone Assessment Technical Note (November 2023)

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

- 3 Detailed drawings, or samples of materials as appropriate, in respect of the following elements of the works to the listed building, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:
 - a) Details of all proposed new architectural features including cornices, skirtings, fireplaces and surrounds
 - b) Plan, elevation and section drawings of all new internal doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1
 - c) Plan, elevation and section drawings, including jambs, head and cill, of all

proposed new and replacement external window and door openings
d) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1. A schedule is required showing window design, details, and opening mechanism for traditional sash casements
e) Details of any proposed new roof finishes and proposed rainwater goods.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan 2017 Policy D2.

- 4 A method statement of any external repairs including repointing shall be submitted to and approved by the Local Planning Authority prior to commencement of such works.

Reason: To safeguard the historic appearance and character of the building in accordance with the requirements of Camden Local Plan 2017 Policy D2.

Informative(s):

1 n/a

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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