

Miss Gemma Montgomery
LTB
First Floor
322 High Holborn
London
WC1V 7PB

Application Ref: **2015/6703/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

9 February 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Waterhouse Square
142 Holborn
London
EC1N 2SW

Proposal:
Interior fit out of the 2nd and 3rd Floor existing office accommodation at 3 Waterhouse Square within the Holborn Bars complex.

Drawing Nos:
Os Map; 1004 (Suffix) 01 02 DEMO; 01 02 EXBO A; 01 02 EXBO+1; 01 02 EXBO+P; 01 02 GA F; 01 02 CL A; 01 02 PT; 01 02 FF; 01 02 HL A; 01 02 LL A; 01 02 WF A; 01 02 DT08;

01 ALL MS01.1 A; 01 ALL MS01.2 A; 01 03 DEMO; 01 03 EXBO A; 01 03 EXBO+1; 01 03 EXBO+P; 01 03 GA F; 01 03 CL; 01 03 PT; 01 03 FF; 01 03 WF A; 01 03 HL A; 01 03 LL; LLQC.1 A; M300-1 R2; M300-2 R2; M300-3 R3; M300-4 R7; M301-1 R1; M301-2 R1; M301-3 R1; M301-4 R1.

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



Conditions And Reasons:

- 1 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 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.

Informative(s):

- 1 The floors which are subject to the application, have been subject to modern office fit-out and their associated services in the past and retain little of significance compared with other parts of the building. The proposed scheme would refit the offices and rationalise the services. The refit would be installed by removing or altering the existing modern office equipment and fit-out without harm to the significance of the grade II* listed building.

The site's planning history was taken into account when coming to this decision. Historic England authorised the Council to determine the application as we see fit. No other representations were received as a result of consultation.

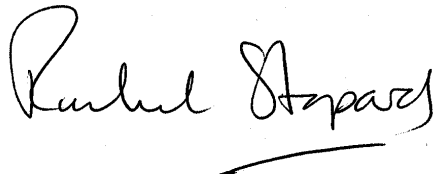
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

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 that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment