

Mrs Sheona Devine  
Left City  
160 West George Street  
Glasgow  
G2 2HQ

Application Ref: **2016/4358/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

13 October 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 part ground and first floor of 3 Waterhouse Square, including strip-out and replacement of lightweight partitioning and ceiling systems, new mechanical and electrical installation and refurbishment of WCs.

Drawing Nos: 1041\_01\_0G\_CL\_G Ceiling Strategy; 1041\_01\_0G\_DEM\_B Demolition Layout; 1041\_01\_0G\_DT02.1\_D Community Bar Detail\_PART 1 of 2; 1041\_01\_0G\_DT02.1\_D Community Bar Detail\_PART 2 of 2; 1041\_01\_0G\_DT02.2\_D Honesty Market Detail; 1041\_01\_0G\_DT03\_D Pantry Details; 1041\_01\_0G\_DT05.1\_E Seating Nook Details; 1041\_01\_0G\_EXBO\_C Existing Building Outline; 1041\_01\_0G\_FF\_G Floor Finishes; 1041\_01\_0G\_GA\_M General Arrangement; 1041\_01\_0G\_HL\_G High Level Design Intent; 1041\_01\_0G\_LL\_G Low Level Services; 1041\_01\_0G\_P-SET\_G Partition Setting Out; 1041\_01\_0G\_WF\_F Wall Finishes; 1041\_01\_01\_CL\_B Ceiling Strategy; 1041\_01\_01\_DEM\_B Demolition Layout; 1041\_01\_01\_EXBO\_A Existing Building Outline;

1041\_01\_01\_FF\_B Floor Finishes; 1041\_01\_01\_GA\_E General Arrangement;



1041\_01\_01\_HL\_B High Level Design Intent; 1041\_01\_01\_LL\_B Low Level Services; 1041\_01\_01\_P-SET\_B Partition Setting Out; 1041\_01\_01\_WF\_B Wall Finishes; 1041\_01\_ALL\_MS03\_-TYPICAL Ceiling Bulkhead Details; 1041\_01\_ALL\_MS06\_-TYPICAL Abutment Details; 1041\_01\_ALL\_MS11.1\_A Existing Atrium Elevations; 1041\_01\_ALL\_MS11.2\_A Existing Atrium Elevations; 1041\_01\_ALL\_MS11.3\_A Atrium Sections EXISTING; 1041\_01\_ALL\_MS12.1\_A Atrium Elevations PROPOSAL; 1041\_01\_ALL\_MS12.2\_A Atrium Elevations PROPOSAL; 1041\_01\_ALL\_MS12.3\_A Atrium Section B PROPOSAL; 1041\_01\_ALL\_MS12.4\_- Atrium Shaft Wall PROPOSAL; 1041\_01\_ALL\_MS13\_- Atrium Sections; 1041\_01\_ALL\_MS14\_A Atrium Sections SCHEMATIC PLANNING; ATRIUM SCHEME & STUDY\_Rev\_C.

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 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

The areas which are subject to this application are characterised by a modern office fit-out including services, so retain few features of significance compared with

other parts of the historic building.

The proposed scheme will 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. None of the new fit-out works to the atrium would touch the original internal courtyard wall allowing this to remain appreciated and recognised.

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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

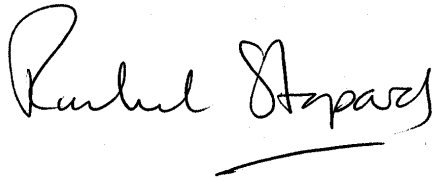
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London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

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard  
Executive Director Supporting Communities