

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

Application Ref: **2016/5515/L**  
Please ask for: **Charles Rose**  
Telephone: 020 7974 **1971**

6 December 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 of ground floor reception area

Drawing Nos: Site location plan; 01 0G WF B; 01 0G PT B; 01 0G P-SET B; 01 0G DT06.4 D; 01 0G DT02.2 B; 01 0G DT02.1 C; 01 0G DT01 A; 01 0G LL B; 01 0G HL B; 01 0G GA C; 01 0G FF B; 01 0G EXBO; 01 0G DEMO B; 01 0G CL A.

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 reception area in question comprises a modern office fit-out and retains limited features of significance compared with other parts of the historic building.

The proposed scheme will redecorate the reception. The refit including new service finishes would replace or cover the existing fit out without harm to the significance of the grade II\* listed building. None of the new fit -out works to the reception would interfere with the features of architectural and historic interest which add 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.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

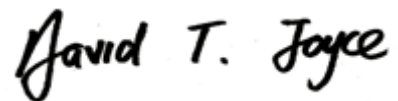
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London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

Planning Policy Framework.

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 "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Executive Director Supporting Communities