

Director of Planning,
Camden Borough Council
5 Pancras Square
London,
N1C 4AG

10th April 2019

Dear Sir/Madam,

1 Waterhouse Square, London EC1N 2ST

We are submitting through the Planning Portal an application for Listed Building Consent for installation of new external plant to flat roof area to fourth floor of the East wing of the building facing out to Leather Lane.

Background

The application building is Grade II* Listed and sits within the Hatton Garden Conservation Area. The applicant WeWork have carried out extensive internal fit out works to the building over a number of years with offices within both 1 and 3 Waterhouse Square.

Although parts of the site have seen extensive rebuilding works, the building at 1 Waterhouse Square retains much of the original building fabric and form. The spaces and facilities housed within the physical fabric of the building are not conceived around modern office practices or use. Modern office environments can require mechanical ventilation in order to operate effectively and efficiently.

Proposal

As part of the fit out of internal office space it has been found necessary to augment the internal environment to the upper floors with mechanical ventilation. Several locations have been considered as potentially appropriate for the installation. It is considered that the rooftop location will provide an efficient and easily accessible location whilst being screened from view by the form of the roof. The slope and stepping arrangement of the roof mean that the installation will not be visible from street level or from within the internal courtyard, whilst higher sections of the roof provide that the installation is screened from view to the North and South.

The works are fully described in the enclosed drawings and reports.

Conclusion

In accordance with Camden Local Planning Policy, plant has been incorporated within the building and existing plant enclosures as far as possible. The current proposals seek only to locate plant in discreet location where it cannot be housed within the building and require to be open to external air to allow correct functioning.

It is considered that the proposed installation accords with council policy and does not cause undue harm to the heritage asset or surrounding conservation area

We believe that the accompanying material sufficiently outlines the proposals. However, should you require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink that reads "Sheona Devine".

for and on behalf of Left City Ltd.