

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

9th July 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 one satellite dish to the central roof area of the above building as required as part of current internal fit out works.

Background and proposals

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. As part of present internal fit out works there is a requirement for the installation of a satellite dish of 800mm dia to the roof area. Although permitted development rights exist for installation of satellite and antenna equipment under the The Town and Country Planning (General Permitted Development) (England) Order 2015, this does not extend to Listed Buildings and therefore express permission for the installation is being sought.

In all other respects the requirements for permitted development for a building over 15m high within a Conservation Area have been followed, as a sensible departure point for the proposals. There are at present two other satellite dishes on the roof, which also have permission. It is concluded that this area of roof is a relatively non-sensitive area with no visual impact from the street or surrounding vantage points. With the addition of the third receiver on this roof the installation as a whole still fulfills the permitted development criteria:

- No more than 4 antenna on one property
- Size no more than 130cm in any direction
- Cubic capacity no more than 35 litres

- Highest part of any equipment no more than 300cm above the highest point of the roof
- No equipment is mounted on any wall, roof or chimney which will be visible from the street

The works are fully described in the enclosed drawings and technical specifications.

In terms of access, there is no major requirement for maintenance to the installation. Any maintenance requirements will be similar to that of the satellite dishes already in place on the roof. However, there is access from the attic space of the roof to the South of the installation area, and dedicated access walkways to the roof.

Conclusion

In following the standard set out for what would be deemed to be permitted development within a conservation area, it is considered that the proposals will not have a negative impact on the building or surrounding area. However, as the building is listed, express Listed Building Consent is sought.

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,



for and on behalf of Left City Ltd.