

Application ref: 2019/4403/L
Contact: Elizabeth Martin
Tel: 020 7974 1204
Date: 18 November 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Left City
160 West George Street
Glasgow
G2 2HQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**1 Waterhouse Square
138 Holborn
London
EC1N 2ST**

Proposal:

Fit out of spaces to part ground and lower ground floors of Grade II* listed 1 Waterhouse Square

Drawing Nos: Ground Floor Drawings part 2

Heritage design and access statement

Lower Ground Floor Drawings

Ground Floor Drawings part 1

757(90)001

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 development hereby permitted shall be carried out in accordance with the following approved plans:
Ground Floor Drawings part 2
Heritage design and access statement
Lower Ground Floor Drawings
Ground Floor Drawings part 1
757(90)001

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations

need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>

or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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- 6 Reason for granting listed building consent:

The host building is a Grade II* listed late 19th/early 20th Century polished granite, red brick and red terracotta office by Alfred Waterhouse in the picturesque Gothic Revival style. Parts of the building were added in 1930-32 by EM Joseph with rebuilding taking place in 1989-93. The building is located in a prominent location within the Hatton Garden Conservation Area. This Conservation Area covers approximately 20 hectares West of Farringdon Road. Its historic character derives largely from its many robustly detailed industrial, commercial and residential buildings of the late nineteenth to mid-twentieth centuries, combined with an intricate street pattern that is overlaid on undulating topography. Parts of the building were altered to accommodate communal office work space in 2018 (under application ref 2018/3457/L). The application seeks to carry out minor decoration to the lift lobby and adjacent corridor, remove all suspended ceilings to allow exposure of services and replace the existing modern lighting and mechanical equipment.

The proposed works relate to modern fabric and will preserve the significance of the listed building and the character and appearance of the conservation area.

For the reasons set out above, it is considered that the proposed works will not harm the special interest of the Grade II* listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England have responded to state that the local authority should determine the application as they see fit and their correspondence has been stamped by the NPCU. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, 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 accordance with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned above the typed name of the signatory.

Daniel Pope
Chief Planning Officer