

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
C/O Town Hall, Judd Street
London
WC1H 9JE

21 February 2024

Our Ref: 6410

Dear Sir/Madam,

Camden Town Hall, 5 Judd Street, London WC1H 9JE – Planning Permission & Listed Building Consent for ‘Internal alterations for new workspace fit out at basement, ground, second, third and fourth floor. External alterations to windows to connect updated servicing arrangement and installation of rooftop plant within existing enclosure’.

On behalf of our client, Eventhia Ltd, please find enclosed an application for full planning permission and listed building consent to provide a new fit out to the Bidborough Works demise within the above site. The proposals are necessary to meet the vision of the future space operator, Il Bottaccio, a company owned by the D’Anna family and leaseholder.

The proposals follow the £76m refurbishment of Camden Town Hall in May 2023. This allowed for the sensitive restoration of the Grade II listed building, sustainability enhancements, investment to provide lettable commercial space at basement, second and third floor levels, as well as refurbishment of the Camden Centre to provide lettable event space.

The applicant proposes to use the Bidborough Works demise as a workspace and ancillary facilities, in line with the aspirations of the 2019 applications (the demise subject of these applications is outlined in the submitted DAS).

The overarching aims of these applications are as follows:

- The basement, second and third floors will be fit-out as high-end workspace with flexibility to host conferences and industry-leading events.
- Kitchens will be installed to provide staff canteens and events catering opportunities.

The design team held positive pre-application meetings with the London Borough of Camden on 20th November 2023, as well as a follow up meeting on 15th January 2024. Following these meetings and the advice provided by the Council, we are pleased to formally submit the Listed Building Consent for internal alterations to the remaining part of Il Bottaccio’s demise.

Managing Director
Helen Cuthbert

Associate Director
Niall Hanrahan

Directors
Stuart Slatter | Dan Templeton

Full details of the proposals, including technical and design considerations for the Bidborough Wors demise, are set out in the accompanying Planning and Heritage Statement and Design and Access Statement.

In support of this application, please see the following submitted documents:

- Design and Access Statement;
- Planning and Heritage Statement;
- 0100 Site Location Plan - 242931-PUR-01-SL-DR-A-0100
- 0101 Existing Block Plan - 242931-PUR-01-SL-DR-A-0101
- 9000 Existing Basement Plan - 242931-PUR-02-B1-DR-A-9000
- 9001 Existing Ground Floor Plan - 242931-PUR-02-GF-DR-A-9001
- 9003 Existing Second Floor Plan - 242931-PUR-02-02-DR-A-9003
- 9004 Existing Third Floor Plan - 242931-PUR-02-03-DR-A-9004
- 9005 Existing Fourth Floor Plan - 242931-PUR-02-04-DR-A-9005
- 9007 Existing Roof plan - 242931-PUR-02-RF-DR-A-9007
- 9010 Existing - LW03 Elevations - 242931-PUR-02-XX-DR-A-9010
- 9020 Existing Sections CC, EE, FF - 242931-PUR-02-XX-DR-A-9020
- 9100 Demolition Basement Plan - 242931-PUR-02-B1-DR-A-9100
- 9101 Demolition Ground Floor Plan - 242931-PUR-02-GF-DR-A-9101
- 9103 Demolition Second Floor Plan - 242931-PUR-02-02-DR-A-9103
- 9104 Demolition Third Floor Plan - 242931-PUR-02-03-DR-A-9104
- 9105 Demolition Fourth Floor Plan - 242931-PUR-02-04-DR-A-9105
- 9107 Demolition Roof Plan - 242931-PUR-02-RF-DR-A-9107
- 9110 Demolition LW03 Elevations - 242931-PUR-02-XX-DR-A-9110
- 9120 Demolition Sections CC, EE, FF - 242931-PUR-01-XX-DR-A-9120
- 9200 Proposed Basement Plan - 242931-PUR-02-B1-DR-A-9200
- 9201 Proposed Ground Floor Plan - 242931-PUR-02-GF-DR-A-9201
- 9203 Proposed Second Floor Plan - 242931-PUR-02-02-DR-A-9203
- 9204 Proposed Third Floor Plan - 242931-PUR-02-03-DR-A-9204
- 9205 Proposed Fourth Floor Plan - 242931-PUR-02-04-DR-A-9205
- 9207 Proposed Roof Plan - 242931-PUR-02-RF-DR-A-9207
- 9210 Proposed LW03 Elevations - 242931-PUR-02-XX-DR-A-9120
- 9220 Proposed Sections CC, EE, FF - 242931-PUR-02-XX-DR-A-9220

- 2300 Basement Floor Finishes Plan - 242931-PUR-01-B1-DR-A-2300
- 2301 Ground Floor Finishes Plan - 242931-PUR-01-GF-DR-A-2301
- 2304 Second Floor Finishes Plan - 242931-PUR-01-02-DR-A-2304
- 2305 Third Floor Finishes Plan - 242931-PUR-01-03-DR-A-2305

We trust that the application meets the Council's validation requirements, but should you require anything further please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Sam Elliott', with a stylized, cursive script.

Sam Elliott

Senior Planner

Heritage Potential

London