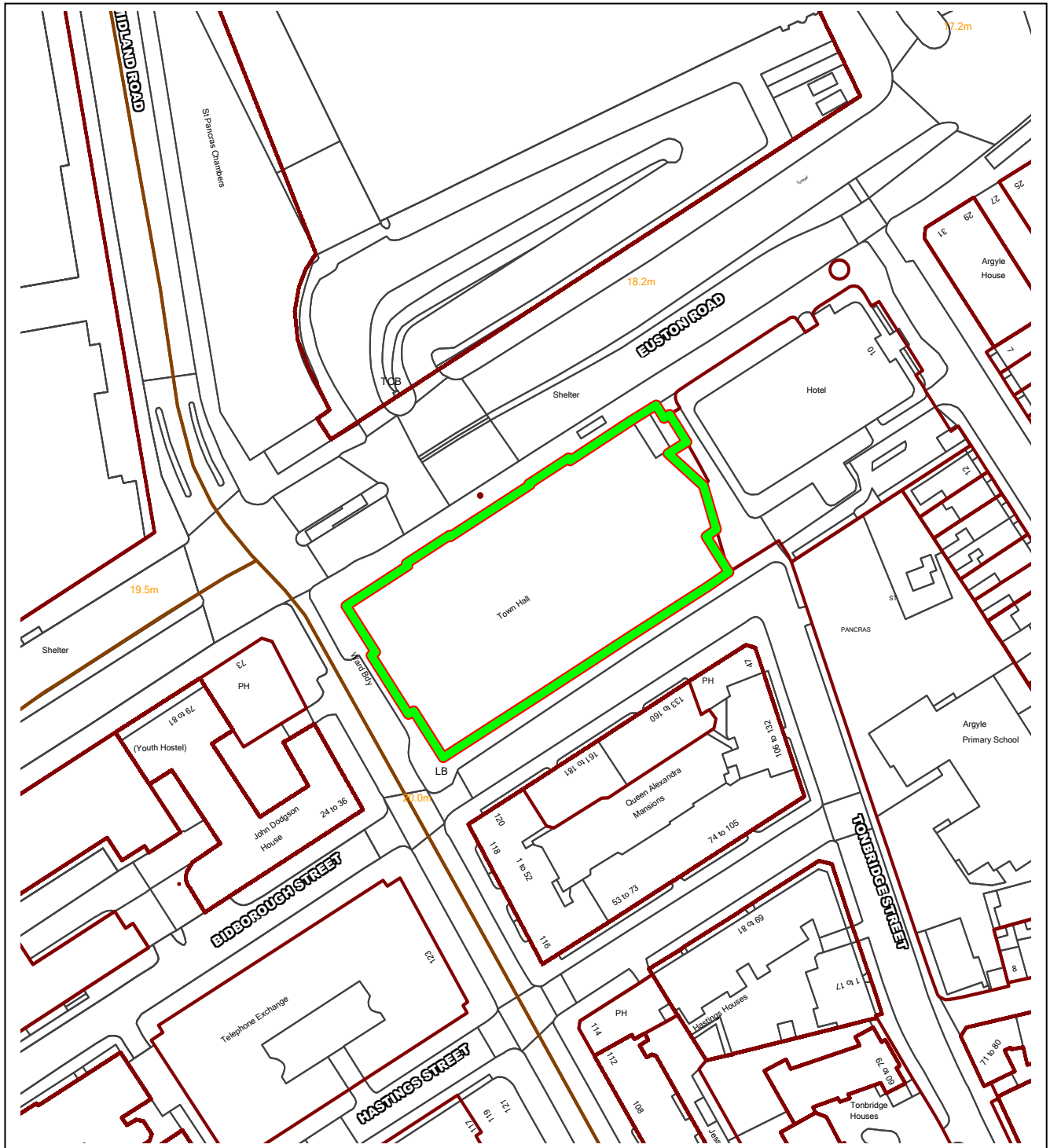


2024/0712/P & 2024/1389/L – Town Hall, Judd
Street, WC1H 9JE



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Image 1 (above): Aerial view of Camden Town Hall (source: Google)



Image 2 (above): Photo of Camden Town Hall as seen from Judd Street (source: application documents)

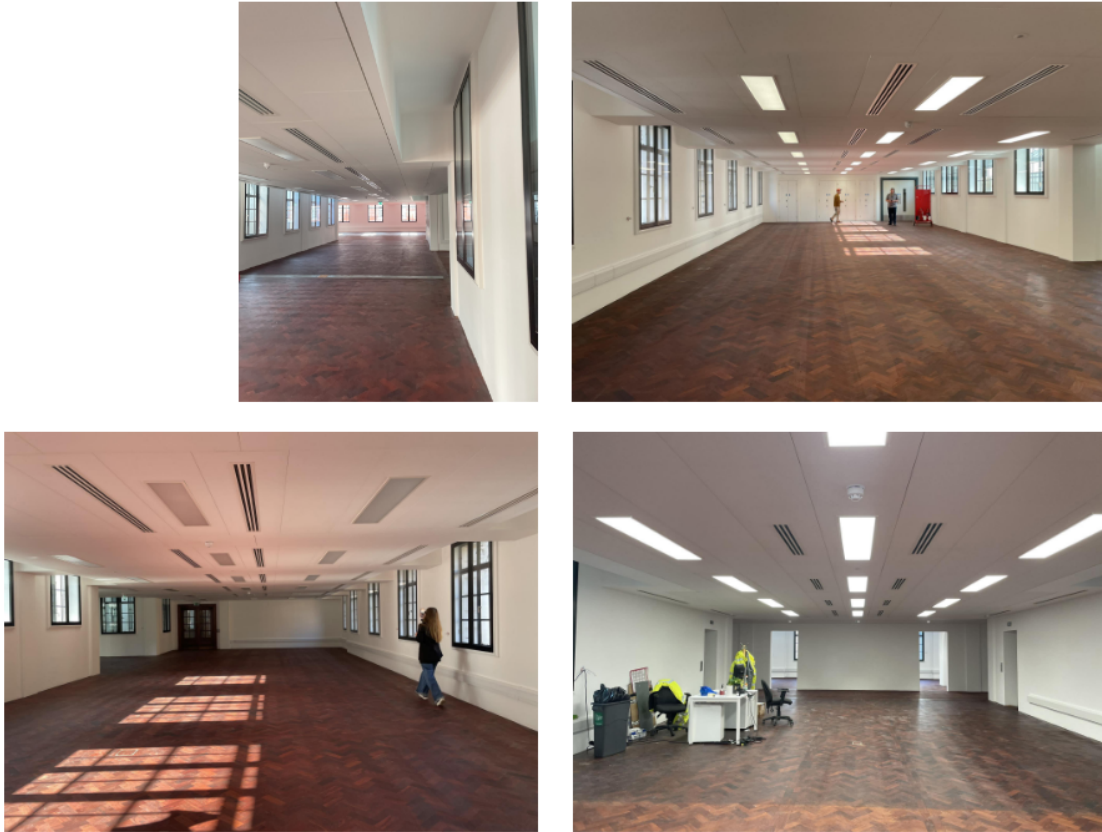


Image 3 (above): Existing interior spaces within the Bidborough demise (source: application documents)

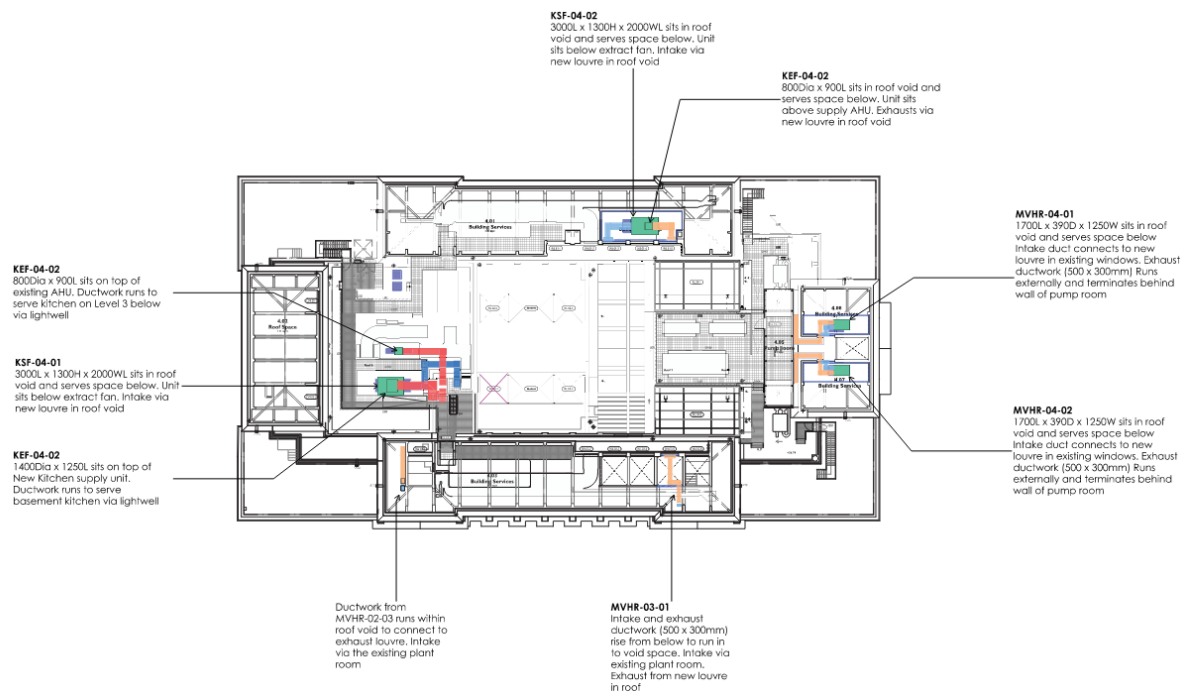


Image 4 (above): Proposed fourth floor plan (new plant) (source: D&A Statement)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	17/04/2024
		N/A / attached		Consultation Expiry Date:	12/05/2024
Officer			Application Number(s)		
Miriam Baptist			2024/0712/P 2024/1389/L		
Application Address			Drawing Numbers		
Town Hall Judd Street London WC1H 9JE			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s) Planning permission: External alterations to windows to connect updated servicing arrangement and installation of rooftop plant within existing enclosure. Listed building consent: 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.					
Recommendation(s):		Grant Conditional Planning Permission Grant Listed Building Consent			
Application Type:		Full Planning Permission Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	01
	No. Electronic	01		
Summary of consultation responses:	<u>An objection was received from a resident of Queen Alexandra Mansions:</u>			
	The application refers to ‘workspace’ fit out. A cursory scan of the plans shows catering size kitchens (basement, second and third floors), bars, hard floor surfaces. We (residents of Queen Alexandra Mansion) know via a separate source that in addition to the licence (successful) application for the Camden Centre and basement, a license application is lodged for these two additional floors (second and third).			
	It’s clear to me that the description is misleading and an untrue reflection of what’s designed by the client’s agent Purcell. In order that the statutory notices reflects an accurate description of what the applicant proposes, the description must be amended.			
	<i>Officer response: A numb of residents have raised concerns with previous applications (2019/2238/P & 2019/2257/L) at the Town Hall. These applications were for the: Part change of use of the Camden Town Hall from Sui Generis at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre from Sui Generis (Town Hall) to events use (D2). Retention of Sui Generis (Town Hall) uses at ground, first floor and part basement. External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade repairs, new roof plant, public realm improvements, new on street loading bay and other associated works.</i>			
	<i>Local residents raised concerns to these applications in terms of the Town Hall being used for uses more akin to entertainment use and the potential noise and disturbance impact on local residents. Planning Officers have reiterated a number of times to the applicant/agent that the proposals must comply with the approved use.</i>			
	<i>Kitchens and bars can be ancillary to office use – many offices have their own kitchens, dining areas and bars. However these have to be ancillary to the main office use. No members of the public would be able to use the facilities and there should be no noise and disturbance impact. The applicant and their agent maintain that the proposed use will comply with the approved planning application, and that the works proposed under this application will continue to comply with the approved uses.</i>			

Bloomsbury CAAC &
Bloomsbury Residents
Action Group (BRAG)
comments:

An objection was received on behalf of the Bloomsbury CAAC & Bloomsbury Residents Action Group (BRAG):

Concern about the change of use situation as the community is receiving information about the "concept of use for the building". Surely this needs a new Change of Use application?

In 2021 there was a change of use granted for Camden **Town Hall** to **office Use** and the Camden Centre to **events** use. Ref **2022/3554/P**.

Bidborough Works

The documentation states: '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.'

Introducing kitchens for workspace that is intended to host "conferences and industry-leading events" is NOT office space.

Officer response: A number of residents have raised concerns with previous applications (2019/2238/P & 2019/2257/L) at the Town Hall. These applications were for the: Part change of use of the Camden Town Hall from Sui Generis at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre from Sui Generis (Town Hall) to events use (D2). Retention of Sui Generis (Town Hall) uses at ground, first floor and part basement. External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade repairs, new roof plant, public realm improvements, new on street loading bay and other associated works.

Concerns were raised in regard to the Town Hall being used for uses more akin to entertainment use and the potential noise and disturbance impact on local residents. Planning Officers have reiterated a number of times to the applicant/agent that the proposals must comply with the approved use.

Kitchens and bar facilities can be ancillary to office use – many offices have their own kitchens, dining areas and bars. However, these have to be ancillary to the main office use, and any conferences and industry-leading events must also be ancillary to the main office use. Of a similar nature, facilities such as catering spaces, events space, MUGA etc have been provided in relation to the new Google offices at Kings Cross, planning permission references 2017/3133/P and 2022/1528/P.

No members of the public would be able to use the facilities and there should be no noise and disturbance impact. The applicant and their agent maintain that the proposed use will comply with the approved planning application, and that the works proposed under this application will continue to comply with the approved uses.

Site Description

The Town Hall is Grade II listed neoclassical building. It is located within the King's Cross St Pancras Conservation Area, and to the south is the adjacent Bloomsbury Conservation Area. The Town Hall was built during 1934-7 and is constructed on a steel frame with Portland Stone cladding. The building is set over three main storeys with a basement. The building's entrance is on Judd Street, however the building is most visible from Euston Road.

Relevant History

2019/2238/P & 2019/2257/L - *Part change of use of the Camden Town Hall from Sui Generis at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre from Sui Generis (Town Hall) to events use (D2). Retention of Sui Generis (Town Hall) uses at ground, first floor and part basement. External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade repairs, new roof plant, public realm improvements, new on street loading bay and other associated works.* – **Granted 20/12/2019 subject to Section 106 agreement.**

2022/5038/L - *Minor amendments to Listed Building Consent ref. 2019/2257/L (for amendments to external and internal alterations relating to the part change of use of Camden Town Hall at (part) basement, second and third floors to office use, and the change of use of the Camden Centre to Events use), namely to include amendments at ground level to accommodate a new accessible toilet, changing places facility and newly accessible community space and associated new louvre and extract duct within lightwell and a new door between the office lobby and Camden Centre lobby.* – **Granted 10/01/2023.**

2022/5346/P & 2023/0601/L - *Installation of external facade lighting along Judd Street and Euston Road.* - **Granted 26/04/2023.**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design

Kings Cross / St. Pancras Conservation Area Statement (2003)

Draft Camden Local Plan

The Council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications which has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0 Proposal

- 1.1 The application seeks permission/listed building consent for external alterations to windows to connect updated servicing arrangement in the basement lightwell and third floor level facing into the space over the Council Chamber roof, installation of rooftop plant within the existing enclosure and new internal fit-out at basement, ground, second, third and fourth floor.
- 1.2 Key planning issues are as follows:
- Design & Heritage
 - Neighbouring Amenity
- 1.3 The design has been revised to omit the moveable screens on the second floor which would cover the windows, and to omit an additional dumbwaiter going between the second and third floor adjacent to stair D.

2.0 Design & Heritage

- 2.0.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 2.0.2 At basement level new partitions would be installed along with an additional opening from the Camden Centre demise into the ancillary spaces. The insertion of sensitively located partitions will not harm the plan form or circulation of the space. A plant room would also be installed at this level. The plant room would be ventilated through a window into one of the lightwells that is used for servicing the building. The lower panels of the window would be replaced with a louvre, while the glazed upper panels would be retained. The new plant is required as the basement will have a higher occupancy than was expected during the most recent refit of the space.
- 2.0.3 At ground floor level a reception desk will be inserted and a new stone floor installed. Details of the flooring would be required as part of a condition.
- 2.0.4 At second floor level a lift shaft is extended from the floors below to service the second floor. The lift is located in a non-sensitive area of the building that has historically been used as ancillary or cupboard space. A kitchen and associated storerooms are also created at this level, and there would be additional partitions to create meeting rooms. There is an increase in plant and servicing on this floor due to increased occupancy and the kitchen. The plant is housed within sensitively partitioned spaces that respect the plan form and the detailing of the building such as windows.
- 2.0.5 At third floor level an additional kitchen is created with associated partitioning. Two bars are also inserted. There is additional servicing associated with the kitchen, this is integrated into the roof voids. Some window panes will become louvered, however these face into the space over the Council Chamber roof and do not affect the appearance of the building from the surrounding public realm.
- 2.0.6 At fourth floor level new plant is erected, however this is contained within existing plant housing or within the roof voids.
- 2.0.7 In addition, the floor surfaces are rationalised throughout. Some parquet is missing in parts and where this is the case, the parquet is grouped together to form a continuous surface. Where there is not enough parquet to cover the floor, a new surface is introduced, this is in less historically sensitive areas. Details of the new flooring would be required as part of a condition.

- 2.0.8 New suspended ceilings are also proposed. The height of the ceilings has not been clarified within the application, as a result a condition has been added to the consent requesting sections, demonstrating that the ceilings will be the same height as the existing ceilings.
- 2.0.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 2.0.10 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.
- 2.0.11 Overall, the proposal is not considered harmful to the character or appearance of the host building, street of which it is part or the wider Kings Cross/St Pancras Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2.1 Neighbouring Amenity

- 2.1.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 2.1.2 A Noise Impact Assessment was submitted in relation to the additional plant proposed. This has been assessed by the Council's Environmental Officer and is found to be acceptable. Conditions would be attached to the permission if granted to protect neighbouring amenity. The alterations to windows face both the lightwell used for servicing and over the space over the Council Chamber roof rather than any nearby residences, therefore these changes would not result in any material amenity implications.
- 2.1.3 Overall, no significant negative impact on neighbouring amenity is expected from the proposed works in terms of loss of daylight, sunlight, privacy or outlook. The scheme is thus considered to be in accordance with Local Plan policy A1.

3.0 Recommendation

3.1 Grant conditional planning permission

3.2 Grant conditional listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th July 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2024/0712/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 8 July 2024

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

Heritage Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Town Hall
Judd Street
London
WC1H 9JE**

DECISION

Proposal:

External alterations to windows to connect updated servicing arrangement and installation of rooftop plant within existing enclosure.

Drawing Nos: 242931-PUR-01-SL-DR-A-0101 - Block Plan, 242931-PUR-01-SL-DR-A-0100 - Location Plan, 242931-PUR-02-04-DR-A-9105 - Demo FF Plan, 242931-PUR-02-02-DR-A-9103 - Demo SF Plan, 242931-PUR-02-XX-DR-A-9120 - Demo Sections, 242931-PUR-02-XX-DR-A-9110 - Demo LW Elevations, 242931-PUR-02-RF-DR-A-9107 - Demo R Plan, 242931-PUR-02-GF-DR-A-9101 - Demo GF Plan, 242931-PUR-02-B1-DR-A-9100 - Demo B Plan, 242931-PUR-02-02-DR-A-9003 - Existing SF Plan, 242931-PUR-02-03-DR-A-9004 - Existing TF Plan, 242931-PUR-02-RF-DR-A-9007 - Existing R Plan, 242931-PUR-02-GF-DR-A-9001 - Existing G Plan, 242931-PUR-02-B1-DR-A-9000 - Existing B Plan, 242931-PUR-02-04-DR-A-9005 - Existing FF Plan, 242931-PUR-02-XX-DR-A-9020 - Existing Sections, 242931-PUR-02-XX-DR-A-9010 - Existing Lightwell Elevation, 242931-PUR-01-B1-DR-A-2300 - B Finishes Plan, 242931-PUR-02-04-DR-A-9205 - Proposed FF Plan, 242931-PUR-02-XX-DR-A-9210 - Proposed Lightwell Elevation, 242931-PUR-02-RF-DR-A-9207 - Proposed R Plan, 242931-PUR-02-B1-DR-A-9200 - Proposed B Plan, 242931-PUR-02-XX-DR-A-9220 - Proposed Sections, 242931-PUR-01-GF-DR-A-2301 rev C02-A - GF Finishes Plan, 242931-PUR-01-02-DR-A-2304 rev C01-A - SF Finishes Plan, 242931-PUR-01-03-DR-A-2305 rev C02-A - TF Finishes Plan, 242931-PUR-02-03-DR-A-9104 rev C02-A - Demo TF Plan, 242931-PUR-02-GF-DR-A-9201 rev C01-A - Proposed GF Plan, 242931-PUR-02-02-DR-A-9203 rev C01-A - Proposed SF Plan, 242931-PUR-02-03-DR-A-9204 rev C02-A - Proposed TF Plan, Camden Town Hall Fitout Environmental Noise Emission from Mechanical services - Bidborough Works ref AAVT/298097-03/R03 dated 20 February 2024 by ARUP, Planning & Heritage Statement, Bidborough Works Fit Out, Camden Town Hall by Heritage Potential ref 6410HER, Camden Town Hall - Bidborough Works Fit Out Design Statement Issue 02 February 2024 by Purcell.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 242931-PUR-01-SL-DR-A-0101 - Block Plan, 242931-PUR-01-SL-DR-A-0100 - Location Plan, 242931-PUR-02-04-DR-A-9105 - Demo FF Plan, 242931-PUR-02-02-DR-A-9103 - Demo SF Plan, 242931-PUR-02-XX-DR-A-9120 - Demo Sections, 242931-PUR-02-XX-DR-A-9110 - Demo LW Elevations, 242931-PUR-02-RF-DR-A-9107 - Demo R Plan, 242931-PUR-02-GF-DR-A-9101 - Demo GF Plan, 242931-PUR-02-B1-DR-A-9100 - Demo B Plan, 242931-PUR-02-02-DR-A-9003 - Existing SF Plan, 242931-PUR-02-03-DR-A-9004 - Existing TF Plan, 242931-PUR-02-RF-DR-A-9007 - Existing R Plan, 242931-PUR-02-GF-DR-A-9001 - Existing G Plan, 242931-PUR-02-B1-DR-A-9000 - Existing B Plan, 242931-PUR-02-04-DR-A-9005 - Existing FF Plan, 242931-PUR-02-XX-DR-A-9020 - Existing Sections, 242931-PUR-02-XX-DR-A-9010 - Existing Lightwell Elevation, 242931-PUR-01-B1-DR-A-2300 - B Finishes Plan, 242931-PUR-02-04-DR-A-9205 - Proposed FF Plan, 242931-PUR-02-XX-DR-A-9210 - Proposed Lightwell Elevation, 242931-PUR-02-RF-DR-A-9207 - Proposed R Plan, 242931-PUR-02-B1-DR-A-9200 - Proposed B Plan, 242931-PUR-02-XX-DR-A-9220 - Proposed Sections, 242931-PUR-01-GF-DR-A-2301 rev C02-A - GF Finishes Plan, 242931-PUR-01-02-DR-A-2304 rev C01-A - SF Finishes Plan, 242931-PUR-01-03-DR-A-2305 rev C02-A - TF Finishes Plan, 242931-PUR-02-03-DR-A-9104 rev C02-A - Demo TF Plan, 242931-PUR-02-GF-DR-A-9201 rev C01-A - Proposed GF Plan, 242931-PUR-02-02-DR-A-9203 rev C01-A - Proposed SF Plan, 242931-PUR-02-03-DR-A-9204 rev C02-A - Proposed TF Plan, Camden Town Hall Fitout Environmental Noise Emission from Mechanical services -Bidborough Works ref AAVT/298097-03/R03 dated 20 February 2024 by ARUP, Planning & Heritage Statement, Bidborough Works Fit Out, Camden Town Hall by Heritage Potential ref 6410HER, Camden Town Hall - Bidborough Works Fit Out Design Statement Issue 02 February 2024 by Purcell.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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, 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.
- 2 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).
- 3 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision.>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2024/1389/L
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 10 July 2024

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

Heritage Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Town Hall
Judd Street
London
WC1H 9JE

DECISION

Proposal:

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.

Drawing Nos: 242931-PUR-01-SL-DR-A-0101 - Block Plan, 242931-PUR-01-SL-DR-A-0100 - Location Plan, 242931-PUR-02-04-DR-A-9105 - Demo FF Plan, 242931-PUR-02-02-DR-A-9103 - Demo SF Plan, 242931-PUR-02-XX-DR-A-9120 - Demo Sections, 242931-PUR-02-XX-DR-A-9110 - Demo LW Elevations, 242931-PUR-02-RF-DR-A-9107 - Demo R Plan, 242931-PUR-02-GF-DR-A-9101 - Demo GF Plan, 242931-PUR-02-B1-DR-A-9100 - Demo B Plan, 242931-PUR-02-02-DR-A-9003 - Existing SF Plan, 242931-PUR-02-03-DR-A-9004 - Existing TF Plan, 242931-PUR-02-RF-DR-A-9007 - Existing R Plan, 242931-PUR-02-GF-DR-A-9001 - Existing G Plan, 242931-PUR-02-B1-DR-A-9000 - Existing B Plan, 242931-PUR-02-04-DR-A-9005 - Existing FF Plan, 242931-PUR-02-XX-DR-A-9020 - Existing Sections, 242931-PUR-02-XX-DR-A-9010 - Existing Lightwell Elevation, 242931-PUR-01-B1-DR-A-2300 - B Finishes Plan, 242931-PUR-02-04-DR-A-9205 - Proposed FF Plan, 242931-PUR-02-XX-DR-A-9210 - Proposed Lightwell Elevation, 242931-PUR-02-RF-DR-A-9207 - Proposed R Plan, 242931-PUR-02-B1-DR-A-9200 - Proposed B Plan, 242931-PUR-02-XX-DR-A-9220 - Proposed Sections, 242931-PUR-01-GF-DR-A-2301 rev C02-A - GF Finishes Plan, 242931-PUR-01-02-DR-A-2304 rev C01-A - SF Finishes Plan, 242931-PUR-01-03-DR-A-2305 rev C02-A - TF Finishes Plan, 242931-PUR-02-03-DR-A-9104 rev C02-A - Demo TF Plan, 242931-PUR-02-GF-DR-A-9201 rev C01-A - Proposed GF Plan, 242931-PUR-02-02-DR-A-9203 rev C01-A - Proposed SF Plan, 242931-PUR-02-03-DR-A-9204 rev C02-A - Proposed TF Plan, Camden Town Hall Fitout Environmental Noise Emission from Mechanical services - Bidborough Works ref AAVT/298097-03/R03 dated 20 February 2024 by ARUP, Planning & Heritage Statement, Bidborough Works Fit Out, Camden Town Hall by Heritage Potential ref 6410HER, Camden Town Hall - Bidborough Works Fit Out Design Statement Issue 02 February 2024 by Purcell.

The Council has considered your application and decided to grant 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: 242931-PUR-01-SL-DR-A-0101 - Block Plan, 242931-PUR-01-SL-DR-A-0100 - Location Plan, 242931-PUR-02-04-DR-A-9105 - Demo FF Plan, 242931-PUR-02-02-DR-A-9103 - Demo SF Plan, 242931-PUR-02-XX-DR-A-9120 - Demo Sections, 242931-PUR-02-XX-DR-A-9110 - Demo LW Elevations, 242931-PUR-02-RF-DR-A-9107 - Demo R Plan, 242931-PUR-02-GF-DR-A-9101 - Demo GF Plan, 242931-PUR-02-B1-DR-A-9100 - Demo B Plan, 242931-PUR-02-02-DR-A-9003 - Existing SF Plan, 242931-PUR-02-03-DR-A-9004 - Existing TF Plan, 242931-PUR-02-RF-DR-A-9007 - Existing R Plan, 242931-PUR-02-GF-DR-A-9001 - Existing G Plan, 242931-PUR-02-B1-DR-A-9000 - Existing B Plan, 242931-PUR-02-04-DR-A-9005 - Existing FF Plan, 242931-PUR-02-XX-DR-A-9020 - Existing Sections, 242931-PUR-02-XX-DR-A-9010 - Existing Lightwell Elevation, 242931-PUR-01-B1-DR-A-2300 - B Finishes Plan, 242931-PUR-02-04-DR-A-9205 - Proposed FF Plan, 242931-PUR-02-XX-DR-A-9210 - Proposed Lightwell Elevation, 242931-PUR-02-RF-DR-A-9207 - Proposed R Plan, 242931-PUR-02-B1-DR-A-9200 - Proposed B Plan, 242931-PUR-02-XX-DR-A-9220 - Proposed Sections, 242931-PUR-01-GF-DR-A-2301 rev C02-A - GF Finishes Plan, 242931-PUR-01-02-DR-A-2304 rev C01-A - SF Finishes Plan, 242931-PUR-01-03-DR-A-2305 rev C02-A - TF Finishes Plan, 242931-PUR-02-03-DR-A-9104 rev C02-A - Demo TF Plan, 242931-PUR-02-GF-DR-A-9201 rev C01-A - Proposed GF Plan, 242931-PUR-02-02-DR-A-9203 rev C01-A - Proposed SF Plan, 242931-PUR-02-03-DR-A-9204 rev C02-A - Proposed TF Plan, Camden Town Hall Fitout Environmental Noise Emission from Mechanical services -Bidborough Works ref AAVT/298097-03/R03 dated 20 February 2024 by ARUP, Planning & Heritage Statement, Bidborough Works Fit Out, Camden Town Hall by Heritage Potential ref 6410HER, Camden Town Hall - Bidborough Works Fit Out Design Statement Issue 02 February 2024 by Purcell.

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Samples and/or manufacturer's details of all new flooring for the (to be provided on site and retained on site during the course of the works).
 - b) Plan, section drawings and details of suspended ceilings including section drawings demonstrating that the ceilings will not be any lower than existing ceilings.

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.

- 5 Details of where the lower section of the lightwell window (removed to facilitate new louvre) will be stored shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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.

- 6 All parquet flooring that is lifted from its current position shall be reused elsewhere in the building.

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 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, 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Chief Planning Officer

DRAFT

DECISION