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

11 December 2024

Our Ref: 6410

Dear Sir/Madam,

**The Camden Centre, Camden Town Hall, 5 Judd Street, London WC1H 9JE – Listed Building Consent for 'Installing new suspended ceilings and ceiling linings to the ground and first floor of Camden Town Hall within the demise of the Camden Centre'.**

On behalf of our client, Eventhia Ltd, please find enclosed an LBC application for the installation of new suspended ceilings in the back-of-stage rooms and ceiling linings in the lobbies and stair landings. The proposals are necessary to screen the AV and MEP services with the suspended ceilings and to install more appropriate lighting to lobbies and stair landings with the introduction of ceiling linings. The proposals are associated with works granted under approval of LBC application reference 2024/0464/L dated 21.05.24.

The £76m refurbishment of Camden Town Hall took place 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.

This was followed by a series of applications aimed at alterations and full refurbishment to use the Camden Centre as a high-end events space. The following applications were approved in 2024:

Ref. No	Proposal	Decision	Granted
2024/0464/L	Internal alterations including works to facilitate acoustic improvements and installation of event AV and lighting, removal of dumbwaiters, new plant and adjusted ducting routes, relaying of areas of flooring and general internal refurbishment.	Granted	21-05-2024
2024/0712/P	External alterations to windows to connect updated servicing arrangement and installation of rooftop plant within existing	Granted	24-07-2024

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2024/1389/L	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.	Granted	24-07-2024
2024/3974/L	Details submitted in relation to condition 4 (detailed drawings and samples) of approved application 2024/0464/L dated 21st May 2024 (for: Internal alterations including works to facilitate acoustic improvements and installation of event AV and lighting, removal of dumbwaiters, new plant and adjusted ducting routes, relaying of areas of flooring and general internal refurbishment.	Registered	18-09-2024

The current proposals will incorporate the introduction of suspended ceilings in the back-of-stage storerooms G.51 and G.52 on the Ground Floor, as well as in the Green Rooms 1.38 and 1.39 for guest speakers and host preparations on the First Floor.

By incorporating the suspended ceiling, the resulting void will be able to screen the surface-mounted wiring, ductwork, and associated fittings and fixings, all of which would be visible through the windows onto Euston Road. This will help to retain the special character of the space and avoid a back of house feel.

The ceiling will drop by only by 30 cm on the Ground Floor and 50 cm on the First Floor, which will not impact significantly the proportions of the room. Moreover, these parts of the building are less important in terms of the building's overall hierarchy and the nature of the works would not noticeably impact this in any event.

The ceilings in rooms G.51 and G.52 do not feature any historic fabric or architectural details, such as cornicing or moulding, and are therefore of less heritage significance, with a more functional intention. The installation will only cover existing dropped beams of limited significance.

The suspended ceiling in rooms 1.38 and 1.39 will drop below a modest painted cornice, as well as dropped beams. The cornice is again more functional and not akin to the more decorative public facing elements of Camden Hall, and its screening will have no impact on the overall significance of the heritage asset. Despite that, the alteration is fully reversible, and the cornice will be fully preserved behind the ceiling. The ceiling linings will be inset from any timber wall panelling.

The four stair cores serving the Camden Centre and associated lobbies are currently fitted with surface mounted conduit and lighting creating a very back of house feel to spaces that are crucial to guest circulation. By introducing minimal ceiling linings, the surface mounted containment can be reduced and more appropriate lighting installed. This is a moderate heritage benefit.

The staircase landings and lobbies, these areas have also been fully refurbished in modern times and lack high level decoration that would be impacted by the modest works.

The sensitivity applied ceiling linings will have no impact on the significance of the heritage asset, however, will improve the aesthetic appearance of the areas intended to be seen by visitors. On balance, this is considered an appropriate level of intervention with a neutral impact on the listed building.

The introduction of these sensitively designed features will have a neutral impact on the significance of the heritage asset and, therefore, will not trigger paragraphs 207-208 of the NPPF and will accord with the Camden Local Plan, 2017. The proposals would not damage the historic fabric or footprint of the listed building, and consideration of the proposals against the relevant

policies contained in the NPPF will mean that the statutory duties contained at Section 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be met.

Full details of the proposals, including technical and design considerations, are set out in the accompanying DAS Cover Letter, provided by Purcell, the Ceiling Type Plans, Reflected Ceiling Plans, Existing and Proposed Sections, and ceiling details. The images are also provided on pages 4-6 of the DAS Cover Letter.

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

- Cover Letter
- DAS Cover Letter
- Site Location Plan (Ref: 242931-PUR-01-SL-DR-A-0100);
- Existing Block Plan (Ref: 242931-PUR-01-SL-DR-A-0101);
- Existing Ground Floor Plan (Ref: 242931-PUR-01-GF-DR-A-2001);
- Existing First Floor Plan (Ref: 242931-PUR-01-01-DR-A-2002);
- Proposed RCP – Ground Floor Plan 01 (Ref: 242931-PUR-01-GF-DR-A-2611);
- Proposed RCP – Ground Floor Plan 05 (Ref: 242931-PUR-01-GF-DR-A-2615);
- Ground Floor Level Proposed RC Strategy Plan (Ref: 242931-PUR-01-GF-DR-A-5101);
- Proposed RCP – First Floor Plan 01 (Ref: 242931-PUR-01-01-DR-A-2621);
- Proposed RCP – First Floor Plan 05 (Ref: 242931-PUR-01-01-DR-A-2625);
- First Floor Level Proposed RC Strategy Plan (Ref: 242931-PUR-01-01-DR-A-5102);
- Section A-A – Existing Showing Demolition; Section A-A – Proposed (Ref: 242931-PUR-01-XX-DR-A-0020);
- Plasterboard Ceiling, Gypsum Skim; Typical Acoustic Plaster; Gypliner Ceiling Detail (Ref: 242931-PUR-01-XX-DR-A-6314);
- Example Integrated ventilation grilles;
- Example Recessed spotlights and pendant in Council Rooms;
- Example Textured acoustic ceiling example.

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,



Elizaveta Konstantinova

Planning and Heritage Advisor

**Heritage Potential**

London

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