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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 – Planning Permission and Listed Building Consent for ‘Removal of small section of pavement light slab below grating and the erection of a new wall at basement level’.

On behalf of our client, Eventhia Ltd, please find enclosed a Full Planning Application and LBC for the removal of a small section of pavement lights at street level on Tonbridge Walk, behind a low wall and inaccessible to public, and the subsequent erection of an external wall at basement. The proposals are associated with works granted under approval of LBC application reference 2024/0464/L dated 21.05.24 for Camden Town Hall’s Camden Centre demise.

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
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	Granted	24-07-2024

Managing Director
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	servicing arrangement and installation of rooftop plant within existing enclosure.		
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

During the development of the scheme, the introduction of expanded ventilation plant work has caused need for ductwork to terminate at fresh air. This application is for the removal of the existing pavement light slab below the metal gratings and then make the area below this external through the building of an insulated rendered blockwork wall at basement level.

This will help to exhaust from the kitchen supply fan to separate clean intake air and used return air. The location of the works required is area B.24 which is a bin store under the current consented scheme.

As the works are contained below the existing grating which is behind metal railings on top of a stone plinth wall, the proposals would not impact views of the building. This area was always designated as a route to ventilate the basement and the proposals will mirror the current form which has an external ventilation plenum below the metal grating on the Tonbridge Walk/Euston Road corner.

The images provided within pages 7-9 of the Basement Ventilation DAS Cover Letter illustrate that the area of the proposed works will only be visible from within the railings. It will not impact the significance of the King's Cross St Pancras Conservation Area.

Internally, the pavement light slab sits above the B.24 Bin Store of very low heritage significance, therefore the proposals will have neutral impact on the significance of the listed building as a whole. While some fabric is removed, the proposals are consistent with the historic use of the basement area, for services and ancillary use, and reflect a natural progression of the building for its upgraded use in the 21st century. The modest alteration will enable practical and functional benefit to the building's M&E arrangement, avoiding impacts on significant parts of the building, in terms of historic fabric, decoration and visibility. To this end, the modest works create a neutral impact and are not considered harmful to retained significance.

The introduction of these modest alterations 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 alter the 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.

Please refer to the following drawings for further details of the proposals:

Full details of the proposals, including technical and design considerations, are set out in the accompanying DAS Cover Letter, provided by Purcell, Part Proposed Basement Plans, Part Proposed Ground Floor Plan, Proposed Section Through Pavement Light, Detail Proposed Basement Plan, Detail Proposed Section.

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

- Heritage Statement 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 Basement Plan (Ref: 242931-PUR-01-B1-DR-A-2000);
- Existing Tonbridge Walk Elevation; Part Proposed Ground Floor Plan; Part Proposed Basement Plan; Existing Section Through Pavement Light Showing Demolition; Proposed Section Through Pavement Light (Ref: 242931-PUR-01-ZZ-DR-A-2014);

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

Enc.