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Sam FitzPatrick
Regeneration and Planning
London Borough of Camden
Town Hall, Judd Street
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31st January 2025

Dear Sam,

**THE ROTUNDA, 42-43 GLOUCESTER CRESCENT, LONDON, NW1 7DL
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
DISCHARGE OF CONDITION 4 ATTACHED TO LISTED BUILDING CONSENT REF. 2024/3829/L**

On behalf of our client, Railway Pension Nominees Limited (the “Applicant”), we hereby enclose an application relating to the discharge of Condition 4 attached to Listed Building Consent ref. 2024/3829/L, which was approved by the London Borough of Camden on 11th November 2024.

Condition 4

Condition 4 attached to the Decision Letter of Listed Building Consent ref. 2024/3829/L states:

Prior to the commencement of the relevant part of the works, and following the creation of the six cleaning test patches at lower ground floor, a methodology of the proposed method of comprehensive cleaning shall be submitted to, and approved by, the Local Authority in writing.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with the requirements of Policy D2 of the London Borough of Camden Local Plan 2017.

Application documents

The following documents are submitted in support of the application:

1. A report prepared by Studio Ghazal (the scheme architect involved in the original submission), with input from QOB Interiors, setting out the findings of the cleaning test patches undertaken within the building, and the proposed method to be taken forward and agreed with Officers prior to the commencement and implementation of this part of the works;
2. This Covering Letter, prepared by Montagu Evans LLP; and
3. Completed Application Forms, prepared by Montagu Evans LLP via Planning Portal.

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Report Findings and Proposed Methodology

The Studio Ghazal report notes that two cleaning methods have been tested to remove existing paint to the walls of the listed Rotunda building at lower ground and third floor levels. This follows the development of a wider package of works which seeks to bring both the lower ground and third floors of the building back into a future and viable use, introducing an internal decorative scheme which puts the building's industrial heritage at the fore.

To enhance the internal aesthetics and contribution these spaces make to the significance of the listed building, the proposed scheme approved by the Council under ref. 2024/3829/L sought consent for the removal of years of paint built up across internal elevations and brick columns, so to reveal the original brickwork and draw on the building's industrial past. It is considered that this stands to enhance the building's significance in the long-term, and also create a high-quality, desirable space for future occupants.

Two cleaning methods have been trialled, with input from specialists. This includes expertise from MK Blaster utilising a fine grit cleaning method, applied slowly and using a low pressure to ensure the integrity of the existing and historic building fabric. A dry-ice cleaning method has also been trialled. This method comprises a non-abrasive technique that uses CO2 to remove layers of paint, undertaken across three phases with varying pressures dependent on the baseline and existing situations, again to ensure the integrity of the historic fabric.

Following a review of the trial patches, areas across the lower ground floor responded well to the fine particle grit cleaning method, including the brick soffits, internal columns and to the inside face of the exterior wall. It is therefore proposed that this methodology is taken forward across the lower ground floor, and we seek agreement from the Council through the discharging of this Condition.

At third floor level, effective results were seen utilising the dry ice cleaning method, without any adverse effects to historic fabric. We therefore seek agreement from the Council that the dry ice cleaning method can be applied to the full extent of this level, so to reveal the historic brickwork and create a high-quality and rather unique office space.

We consider that both methods stand to preserve historic fabric and offer the opportunity to better reveal the significance of the listed building, resulting in an overall enhancement to the asset.

Closing

This application to discharge Condition 4 attached to Listed Building Consent ref. 2024/3829/L has been submitted via the Planning Portal, under ref. PP-13740195.

We trust the information provided is sufficient for the condition to be discharged; however, should you have any queries or require any further information, please do not hesitate to contact Nick Pond ([REDACTED] or [REDACTED])

Yours sincerely,



Montagu Evans LLP