

9th April 2018

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By email: planning@camden.gov.uk

FAO: Elizabeth Martin

Dear Sir/Madam

Working Men's College, 44 Crowndale Road, London, NW1 1TR

On behalf of our client, WMC – The Camden College, please find enclosed an application seeking planning permission and Listed Building consent for internal and minor external alterations to the existing building at the above address.

In order to understand the application in its entirety, this cover letter should be read in conjunction with the suite of supporting documents enclosed with the application. These include:

- Application form
- Cover letter
- Plans, elevations and sections (see attached drawing list)
- Design, Access and Heritage Statement
- Noise assessment
- Pre-application response

WMC – The Camden College

WMC – The Camden College was first founded in 1854 and is a designated institution of adult learning in Camden with Ofsted “outstanding” rating. The College was originally located in Red Lion Square and has been in its current home in Camden Town since 1905. Today, the College serves a student body of 5,000 with a mission to provide lifelong learning and improved employment prospects for adults.

The College provides courses in health and social care, science and mathematics, information and communication technology, arts media and publishing, education and training, preparation for life and work, and business administration and law.

The Application Site

The College building is positioned on the corner of Crowndale Road and Camden Street in the London Borough of Camden. The building is characterised by its red brick appearance, stone dressing, slate mansard roof with dormers and asymmetrical façade. The surrounding area is a mixture of commercial and retail areas coupled with formal residential streets. In terms of heritage

designations, the building has Grade II Listed status and is located within the Camden Town Conservation Area.

The intrinsic historic merits of the building reside primarily in the external appearance. The Design, Access and Heritage Statement explains that whilst the outside of the building is well preserved, the internals of the building have already been heavily altered.

Pre-application with London Borough of Camden

Prior to the submission of this application, the applicant submitted a pre-application enquiry to London Borough of Camden in February 2018 seeking an informal opinion on the principle of the proposed development.

A pre-application meeting was held on site on 28th February 2018 and a written response was issued on 5th March 2018 (2018/0759/PRE). The response established that the principle of the proposed development is acceptable and would deliver significant public benefits. The response has also informed the supporting documents hereby submitted.

Meeting with the Conservation Area Advisory Committee

In response to the pre-application advice from the Council, the applicant consulted the Conservation Area Advisory Committee (CAAC) prior to the submission of this planning application. A meeting was held on site on the 27th March 2018 and the CAAC were briefed on the proposals. They confirmed that they look forward to responding to the application once it has been registered.

The Proposals

The proposals have arisen from student and staff complaints about overheating issues during the warmer months and low internal temperatures during the winter months.

This application seeks consent for a number of internal and minor external alterations in connection with improved internal temperature regulation within the College building. This is a critical issue that the College must address if the building is to remain suitable for teaching.

A complete narrative and outline of the proposed works is provided in the Design, Access and Heritage Statement. The document outlines the different options that were considered and explains why the current approach has the least impact.

The proposed works are summarised as follows:

- **Secondary glazing with interstitial translucent solar control blinds** – To improve defences against solar gain, it is proposed that window treatment in the form of internal reflective blinds will be installed. Additional secondary glazing would also be provided to improve heat retention during the heating season.
- **Replacement of existing radiators** – Existing radiators will be upgraded with more efficient ones that will provide a higher heat output.
- **External vents** – The proposed vents will be discrete and complementary to those already present on the façade of the building.
- **New louvre vents to North elevation** – The vents will not appear visually obtrusive and will not affect the significance of the listed building. This has been accepted by the Council in their pre-application response.
- **Installation of louvres to external fenestration of exit door fronting Camden Street** – Existing openings would be retained.
- **Mixed mode supply ventilation utilising a fan transferring air from corridors into each room** – Whilst the proposed bulkheads, and to a lesser degree the pipework, would have a visible presence in the classrooms, the proposed works are of a reversible nature and can be removed without damaging the historic fabric of the building.

- **Mixed mode intake units at roof level providing outside air into stairwells and corridors** – A noise assessment has been submitted to assess the suitability of the plant. It is important to note that the roof already contains plant which is not visible in longer views along Crowndale Road.

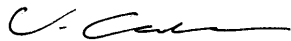
Summary

In summary, the development proposals arise from the College's educational needs and the opportunity to deliver significant public benefits in the form of enhanced education facilities with minimal intervention to the existing building. The College considered different design options and have selected the one with the least impact to ensure the features that give the building its inherent architectural value are preserved. The proposals serve to address the temperature regulation problems within the building. This is the most common complaint from staff and students.

We trust that the enclosed is sufficient to enable the registration and consideration of this application.

The requisite fee has been paid by over the phone by the applicant.

Yours faithfully



Vincent Gabbe

Director

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