

CAMDEN TOWN HALL

LENDLEASE CONSULTING (EUROPE) LTD ON BEHALF OF
LONDON BOROUGH OF CAMDEN

PLANNING STATEMENT
18 APRIL 2019



Executive Summary

Application summary | This Planning Statement accompanies a full planning and listed building application submitted on behalf of Lendlease, (acting as Project Managers for London Borough of Camden) for the refurbishment and part change of use the Camden Town Hall (CTH). The proposals include the full refurbishment and upgrade of the building, including reorganisation of spaces to facilitate new uses. The proposals include the opening up of 4 new entrances on Bidborough Street (2 No.) and Tonbridge Walk (2 No.), the demolition and replacement of the 3rd floor conservatory with a new infill development which will cover the south east lightwell, the glazing over of 2 No. lightwells, and the insertion of a new lift core in the southeast lightwell. Internally, the proposals include conservation repairs to the most significant spaces alongside changes to the layout at basement, second and third floors to accommodate the new uses. The proposals include the part change of use of the building from Sui Generis Town Hall to B1 office at part basement, second and third floors and the change of use of the Camden Centre to an events use. The scheme sees the retention of the Town Hall uses at ground and first floor. All existing plant will be removed, consolidated and replaced with new efficient plant at basement and roof levels. New waste storage and cycle parking facilities, public realm works and other associated works are also proposed.

The proposed development ultimately aims to secure the future of the building while respecting what is significant about the historic asset and its setting.

Camden Accommodation Strategy | The Camden Town Hall project forms one part of the Camden Council accommodation strategy. It offers an opportunity to revitalise a Camden landmark whilst retaining CTH as the civic and democratic heart of Camden.

Consultation | A comprehensive consultation process has been carried out prior to submission of the application, including meetings with LBC officers and Historic England (HE). As well as meetings with key stakeholders and members of the public. This has influenced the form and appearance of the development that is the subject of this application.

Local benefits | This statement and the supporting reports demonstrate how this development is acceptable on the basis of compliance with the full range of Camden planning policy. The proposed development will result in numerous benefits, including:

- a sensitive heritage-led design approach to the Grade II listed building;
- the provision of an exemplary high quality development that respects the building, its surroundings and local amenity;
- retention of civic and democratic uses in the building, retaining the Town Hall at the heart of the public facing services the Council offers;
- introduction of new commercial office uses to sustain the long term use of the building;
- a new commercial tenant to run the Camden Centre as a commercial event space, including a community offer to enable community groups to continue to access the space in the future;
- improvements to public and disabled access to the public parts of the building;
- providing economic investment in the heart of Kings Cross and the Knowledge Quarter by drawing people to the area. The proposals will also create new jobs, including apprenticeships and jobs for local people, both during the construction and operational phases;
- provision of affordable workspace to support small and medium sized enterprises (SMEs);
- the creation of a highly sustainable development which incorporates appropriate energy efficiency measures, with the intention of achieving an “Excellent” BREEAM rating which is an improvement on the existing situation.

1. Introduction

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Context

This planning statement has been prepared on behalf of Lendlease (acting as Project Managers for the London Borough of Camden). It supports a planning and listed building consent application for the refurbishment and part change of use of the Grade II listed Camden Town Hall (CTH) building.

Proposals for the CTH include the retention of town hall uses at ground and first floor, the change of use to commercial office (B1) at the second, third and part basement floors and the change of use of the Camden Centre to a commercial events use (D2 use with ancillary A3/A4). The external proposals to the listed building include the refurbishment of the main Judd Street entrance with a new reception area, creation of a new commercial office entrance on Bidborough Street and creation of two new entrances to the Camden Centre on Tonbridge Walk, upgrade and refurbishment of windows, replacement of the 1990s 3rd floor conservatory, enclosing 3 lightwells and general cleaning and maintenance of the façades. The internal proposals include the re-organisation and improvement of the registry services, marriages suites and accompanying facilities, new circulation core in the south east light well, and a series of conservation repairs to historic fabric on the ground and first floors. Building services will also be upgraded throughout and new energy efficient plant proposed in the basement and at roof level.

Purpose of report

This statement provides a summary of the planning background and existing and proposed uses. It also considers the relevant planning policy that has been taken into account for the works requiring planning and listed building consent. It is structured as follows:

- **Section 2:** sets out the background to the project and objectives for the development.
- **Section 3:** identifies the key attributes of the existing site and surroundings.
- **Section 4:** provides a high level overview of the physical proposals (full details are in the Design and Access Statement (DAS)).
- **Section 5:** outlines the relevant planning policy framework.
- **Section 6:** discusses the compliance of the proposals with planning policy (more detailed analysis on compliance with heritage policy is within the Heritage Statement).
- **Section 7:** summarises the consultation strategy undertaken as part of the application (details on the public consultation are in the accompanying Statement of Community Involvement (SCI)).
- **Section 8:** contains an overview of the proposed draft Heads of Terms for the s106.
- **Section 9:** presents the conclusion.

The works have been developed in consultation with Planning and Conservation Officers at London Borough of Camden (LBC) and Historic England (HE) over a number of pre-application meetings. The scheme has also been discussed with LBC Officers from the Transport, Sustainability and Environmental Health teams. There has been engagement with a range of other consultees, local amenity groups and surrounding businesses and neighbours, with a public exhibition and other focused meetings held over the course of the last year. The wider range of consultees and feedback that have helped shape the proposals is summarised in the SCI. The key issues that have arisen are set out in Section 7.

Planning consents required

Listed building consent | It is assumed that all of the proposed internal and external physical works to the CTH as outlined in this submission require listed building consent.

Planning permission | Planning permission is required for the external changes proposed to the CTH, including the new entrances on Bidborough Street and Tonbridge Walk, the replacement 3rd floor extension and the demolition of the entrance annex to the Camden Centre on Euston Road 1960s.

The proposed part change of use of CTH also requires planning permission. The whole building is currently in Sui Generis (Town Hall) use and the proposal will retain the town hall uses at part of the basement, ground and first floor. The proposals seek the change of use of part of the basement, the second and third floor from Sui Generis to B1. A change of use of the Camden Centre from Sui Generis (Town Hall) to an events use is proposed.

Site area and redline | The redline application boundary and site area, as shown on the Location Plan submitted with this application, represents the area where works are being proposed. This provides a total site area of 3,704m². This area is slightly extended beyond the town hall boundary so as to include the associated public realm works, new loading bay and on-street cycle parking.

Supporting documents

In addition to this planning statement, the documents submitted in support of this application are outlined below. The content of the application has been agreed with LBC during pre-application discussions and as part of the Planning Performance Agreement in place.

- **Design + Access Statement (DAS)** | Prepared by Purcell Architects. This is a detailed account of the physical works and justification for the approach taken. It sets out the project brief and existing building context, identifying the strategic design response and the elements that comprise the proposed works. It includes a chapter on Access prepared by Jane Toplis, specialist disability access consultant, covering how issues relating to access to the development have been dealt with. It provides analysis in relation to townscape impacts, including a set of verified views prepared by City Designer. It also includes the full set of planning application drawings.
- **Heritage Statement (HS)** | This report, by Purcell Architects, contains the Statement of Significance for the CTH. It summarises the policies relevant to the consideration of the listed building consent, and analyses the impact of the works on the heritage assets, including the listed CTH and the surrounding Conservation Area setting.
- **Statement of Community Involvement (SCI)** | Prepared by London Communications Agency (LCA), this document sets out the approach taken to consultation with key stakeholders, summarising key issues raised.
- **Transport Statement (TS)** | This document, prepared by Tyrens, considers the transport impact of the proposed development. It illustrates the accessibility to the site by all modes of transport. The TS is submitted as part of a wider transport package including a **Construction Logistics Plan** and a **Draft Travel Plan**, which will be implemented to highlight measures to improve access by sustainable modes of transport and to discourage private vehicular trips to the site.
- **Energy Strategy** | Prepared by Arup, describes the energy assessment and proposed measures, specifying that the overall reduction in carbon emissions of the existing building is 58.8%. It identifies the principles for the energy hierarchy Be Lean > Be Clean > Be Green, in line with the guidance set out within the London Plan.
- **Sustainability Statement** | Prepared by Arup, this examines the sustainability credentials of the proposed development. A BREEAM Refurbishment Assessment has been undertaken for the site in line with recommended guidance and regulations.
- **Structural Survey** | This report, prepared by AKTII, identifies the existing structural condition and assesses the impact of the proposed works on structures and foundations.
- **Draft Construction Management Plan** | Prepared by Lendlease, this sets out a strategy for the construction phase. It includes mitigation measures for minimising any impacts which may occur.

- **Acoustic Assessment** | This report, prepared by Arup, provides details of the noise survey results and specifies noise limits for new building services and plant and the Camden Centre (CC) events use in accordance with LBC policy and relevant standards. It also sets out potential noise mitigation measures to adhere to these standards and meet internal noise conditions as a result of the existing noise environment.
- **Operational Waste Management Plan** | Prepared by Odyssey, this plan identifies the approach to the management of waste expected to be generated from the site.
- **Air Quality Assessment** | This report, by Arup, provides an assessment of the key impacts relating to emissions associated with the construction and operation of the proposed development, in the context of LBC's Air Quality policy. The assessment also demonstrates that the proposed development will meet the dust emission limits specified in the Greater London Authority's (GLA) Sustainable Design and Construction SPG.
- **Draft Management Plan** | Prepared by the intended tenant for the Camden Centre, Il Bottaccio, this document sets out details of management procedures that will be put in place during events held at the CC to mitigate impacts on neighbourhood amenity.
- **Basement Impact Assessment** | Prepared by AKTII this report addresses the requirement of the LBC basement planning guidance in relation to the limited targeted excavation that is required under the site to accommodate new lift pits and attenuation tanks.

2. Project background and overarching objectives

Camden Town Hall Heritage Context

The history and heritage significance of the CTH is described in detail in the Heritage Statement prepared by Purcell. CTH was designed and built as a Town Hall by St Pancras Borough Council between 1935 and 1937. The design is a result of an architectural competition won by Albert J Thomas, who worked closely with Lutyens. The original building included the Assembly Hall (now known as the Camden Centre).

Listed Building | CTH was listed Grade II in 1996, it is located in the King's Cross Conservation Area. The building's significance is derived from its use as a Town Hall as well as its physical fabric. Further details on the significance of the CTH can be found in the Assessment of Significance within the Heritage Statement, but a summary is provided on the following page.

Historical development

1846	St Pancras Vestry hall built on Pancras Road to the north of St Pancras Station and the current Town Hall
1875	St Pancras Vestry Hall remodelled by H.H. Bridgman
July 1933	Site acquired for new St Pancras Town Hall on the south side of Euston Road
Dec 1933	Albert J. Thomas selected as architect for the new Town Hall
1934-1937	Construction of the Town Hall containing civic functions and a public assembly hall
1947	New refreshment lounge proposed to assembly hall
June 1953	St Pancras Town Hall decorated for Elizabeth II's Coronation
1965	The LBC established from the former metropolitan boroughs of Hampstead, Holborn and St Pancras. St Pancras Town Hall became Camden Town Hall.
1977	The extension to the Town Hall, known as the Annex, constructed adjacent to the existing building on Euston Road, with a connecting bridge link
1996	The Town Hall is Grade II listed
2015	Town Hall Annex is sold and planning permission granted for its conversion to a hotel with a roof extension. The bridge link is demolished.

Extracts from historical maps



Extract from Horwood's Plan (1799)



Greenwood's map (1827)



OS Extract (1893)

Summary of Significance of CTH

The listing description for the CTH can be found in the Appendix 1 to this report. Purcell has identified the following areas that make a particular contribution to the significance of the building overall:

- The formal civic functions of the building expressed in the ceremonial route from the Judd Street entrance up to the Council Chamber, the spatial qualities and character of the Council Chamber itself along with the committee and members' rooms and the richness of the materiality within these spaces.
- The communal value of the overall use of the building as a town hall, contributing to civic presence in the borough. This is derived from the routine functions housed within the building which citizens of the borough use throughout their lives, particularly for weddings in the registry office. In part this communal value is expressed through the external appearance of the building which is its public face and demonstrates it as a centre of local democracy.
- The communal value derived from the public assembly hall (now the Camden Centre) in which many events and celebrations have taken place during the lifetime of the building.
- The aesthetic value of the classical elevations of the building and the decorative interiors (fixtures, fittings and finishes) of the key spaces within the building (Judd Street entrance, principal imperial staircase, Council Chamber and committee rooms). The staircases, lightwells and corridors also have some aesthetic qualities.
- The plan form and key spaces survive largely as built. There is evidential and historic value derived from the layout of the building and different uses it houses. It is demonstrative of the planning of a civic building in the inter-war period.
- The illustrative and functional value of the plan form of the building, specifically the symmetrical nature of the plan expressed in the two pairs of lightwells, four associated staircases, central imperial stair and the volume of the Council Chamber.
- There are historic associations with the former Borough of St Pancras for which the town hall was originally built, and with many historic events such as protests, visits by dignitaries and weddings.
- The associative value derived from the connection with architect A.J. Thomas who designed the building and formerly worked for Edwin Lutyens. The influence of Lutyens can be seen in the classical design of Thomas' building.
- The contribution the building makes to the King's Cross/St Pancras Conservation Area and key views within the area. It also makes a contribution to the setting of the listed buildings in the vicinity and the Bloomsbury Conservation area to the south.

Great attention and focus has been given to these areas in the emerging design and wider proposals.

Project Background

Camden Accommodation Strategy | The Camden Accommodation Strategy was approved by Cabinet in January 2011 and January 2012. It seeks to deliver financial benefit to the Council and to avoid major building repair and future maintenance costs. It also aims to provide a new higher value office estate which is more suitable to the future service delivery needs as well as offer new and improved public services. The strategy proposed the retention of four principal office locations: the Town Hall (CTH); 5 Pancras Square; Vадnie Bish House; and, Dennis Geffen Annexe. As part of the approval of the Town Hall business case the Council subsequently agreed the retention of the Crowndale Centre as a decant location for civic and democratic services and the location of a number of public facing services.

CTH forms one part of the accommodation strategy. CTH offers an opportunity to revitalise a Camden landmark whilst retaining CTH as the civic and democratic heart of Camden. CTH has had little significant investment for many years. The building requires a major refit just to keep it serviceable in its present form. The building services are in poor condition and without investment to replace them the Council faces the prospect of higher costs for ongoing repairs and maintenance which will not address the underlying need for major investment. The building will continue to deteriorate and in due course the Town Hall, or parts of it, are likely to become un-usable in the longer term. They will impact the Council's ability to continue to deliver civic and democratic functions from the building and could eventually lead to the loss of income from weddings, conferences and other income-generating activities. The Council also has responsibilities as owner and custodian of a significant Grade II listed building.

Business Case | The Outline Business Case for the comprehensive refurbishment and remodelling of CTH was presented to The Cabinet and Resources and Corporate Performance Scrutiny Committee in February 2016. Various options for CTH were presented and the Cabinet were recommended to approve the employment partnership option to enable a full business case to be prepared. This option focused on delivering commercial office space on the underused floors of CTH alongside the retained Town Hall uses at ground and first floor.

The Business Case for the refurbishment and remodelling of CTH was then approved by LBC Cabinet in September 2016. The proposals will deliver essential building work to upgrade the whole building, protecting its historic significance. The project will create a partnership with new commercial organisations, which will enhance the local economy and provide employment opportunities, while generating a long term income stream to support the initial investment made by LBC.

The proposals address several objectives set out in LBC's vision for Camden (Camden 2025):

- *'Call to action two: In 2025, growth in Camden should be strong and inclusive – everyone should be able to access the work that is right for them... We need to make Camden the best place in London to do business, with the infrastructure that business needs to grow'*

And those objectives set out in LBC's response to its vision, Our Camden Plan:

- *'We will help to make Camden the best place in London to do business and to work, working with the business community to deliver genuinely inclusive growth that benefits everyone'*
- *'We will create the conditions for jobs in the life sciences and the digital, data and creative sectors to grow, and ensure clear pathways into these for local people'*
- *'We will increase the number of affordable workspaces in the borough, supporting small businesses to gain a foothold here and to grow. We will use all our levers as a planning authority, and through our Community Investment Programme, to deliver high-quality flexible workspaces that can respond to our growth sectors and changing patterns of employment'*.

Key objectives

The proposals have been carefully crafted to ensure that the objectives of the Camden Accommodation Strategy and Camden Plan are met. The refurbishment of the Town Hall will deliver:

- Modernised spaces for civic and democratic functions and public services to improve and enhance public access to services and the democratic process
- In line with the Council's digital strategy, enhanced use of technology and a wider digital offer for increased effectiveness, transparency and public access
- A partnership with commercial organisations which will enhance the local economy and employment opportunities
- Space for business to occupy the 2nd and 3rd floors of the Town Hall
- Space for small and medium enterprises (SMEs) in the basement
- A major investment in building infrastructure to ensure the long term future of the Town Hall at no cost to the local taxpayer
- Developing an opportunity to obtain a long term income stream to support the initial investment and raise money for services through increasing the rental capacity of the council.

Equalities Impact Assessment (EIA)

An EIA was carried out by LBC to support the Business Case for the CTH. This sought to consider how the project, the preferred delivery strategy and management of events at the Camden Centre may impact on local equality.

Overall it was considered that the CTH project would deliver significant and much needed improvement as a whole. It would extend itself and make it more suitable and accessible. In particular physical access befitting residents, building users and visitors with disabilities will be substantially improved.

Camden Centre | It was acknowledged that the commercial leasing of the CC will preclude certain community events taking place; some of these events contribute to the Council's cultural strategy and have equality impacts on some protected groups. However, many events are of a business/ commercial nature.

Balancing this is the opportunity to realise a major financial letting; this would be financially significantly more advantageous than its continued use as a Council events venue. In order to mitigate these negative impacts as a result of leasing the CC to a commercial operator, the Council is making transitional funding available. This will include:

- A £200,000 one-off fund to enable the Events team to continue to enhance the number of community events run across all Camden's public spaces
- A further ongoing fund of £50,000 pa for 3 years (from closure) to be allocated to the Arts and Tourism team to fund the development, implementation and delivery of the Cultural Strategy
- Signposting of users to alternative spaces in Camden by the Events Team
- Assistance in the production of these events in other venues.

In addition, through liaison with the intended CC tenant, a community offer has been agreed (this is discussed in more detail in Section 6). This will further help to mitigate the impacts of community groups as a result of the proposed change in management of the CC.

3. Existing site and surrounding area

The Site | The Camden Town Hall (CTH), formerly St Pancras Town Hall, was built between 1934-37 to designs by A.J. Thomas. It is a Grade II listed building, bounded by Judd Street, Euston Road, Tonbridge Walk and Bidborough Street. It is located within the King's Cross Conservation Area, and on the boundary of the Bloomsbury Conservation Area. It has been the primary public building and focus of the civic and democratic functions of the London Borough of Camden. The former Assembly Room, previously known as the Camden Centre (CC), lies at the east end of the building with its foyer currently accessed from Bidborough Street.

Interior | The building comprises five levels of accommodation: basement, ground, first, second and third floors, as well as attics within the pitched roofs. It is roughly rectangular in plan with a slightly angled prow to the eastern end of the ground floor (on Tonbridge Walk). The principal entrance, for civic and democratic services, is on Judd Street with the entrance to the CC is on Bidborough Street. The CC comprises the eastern third of the building and the remaining two thirds is occupied by the civic and democratic functions of the town hall, including the Council Chamber. There is a ceremonial route from the Judd Street entrance up the principal staircase and around the symmetrical corridors into the Council Chamber at the first floor. The corridor on this floor is lined with committee rooms, members' rooms and offices. The ground floor is occupied with public-facing services including the marriage suites and registry services, along with cellular offices. The second and third floors are comprised of cellular offices located off a 'u-shaped' corridor. The basement is occupied by some support office spaces, storage vaults and plant areas.

The plan form is formed by four lightwells which extend the full height of the building. The first set of lightwells is located at the eastern end of the building and positioned between the CC and the Council Chamber. The second pair is located at the western end of the building with an adjacent lift and services core. There are four symmetrical staircases located on the outer edges of the plan.

As described, the CC is entered from its own independent entrance on Bidborough Street. The formal entrance to the CC has two lines of double doors separated by a lobby which leads from the entrance into the hall. The hall itself has galleried seating on the south and west sides, the latter of which interconnects with the Council Chamber. There are three further staircases which lead from ground up to the first floor galleries and stores at this level.

Exterior | The principal elevation is on Euston Road, facing north. The elevation is 23 bays wide and three storeys, with a basement below, the central part of the elevation has an attic level with pitched roof. The fenestration is simple and repetitive with multi-paned metal framed windows. The eastern elevation, Judd Street, contains the principal entrance: it is three storeys high with a partial attic. The main entrance has been altered to include a modern draft lobby, set within the portico, and a ramped access from street level.



The long southern elevation is onto Bidborough Street. It is 23 bays wide and is more restrained in its detailing than the more principal elevations on Euston Road and Judd Street. The entrance to the CC comprises 6 deeply recessed double doorways, the outermost being an exit and fire escape route. Tonbridge Walk is the least visible elevation due to the narrow passageway. At ground floor is a projecting prow within the central part of the elevation.

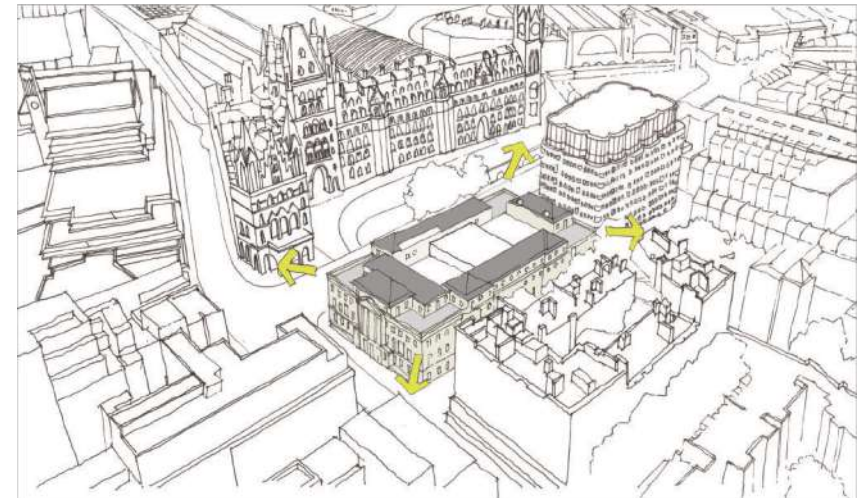
Surroundings | The site is bounded to the north by Euston Road, a major road with fast flowing traffic, bus and cycle routes. Directly to the north of the site is St Pancras Station and Chambers and the St Pancras Renaissance Hotel. Adjacent to this, on either side, are the Grade I listed British Library and King's Cross Station. To the west of the site, on Judd Street, are office buildings and student accommodation. The offices of the Royal National Institute for the Blind are located to the south west of the site.

Directly south of the site, the character is more residential with the Queen Alexandra Manson Block, a 5-7 storey residential block, located behind the town hall. The streets beyond are formed of terraced houses and mansion blocks and form the northern fringes of Bloomsbury. At the end of Bidborough Street is the Argyle Primary School. At the corner of Bidborough Street and Tonbridge Street, at the south east corner of the site, is the Victorian-era Dolphin Pub. On the western side of Judd Street, opposite the site is another Victorian pub, the Euston Road Tavern.

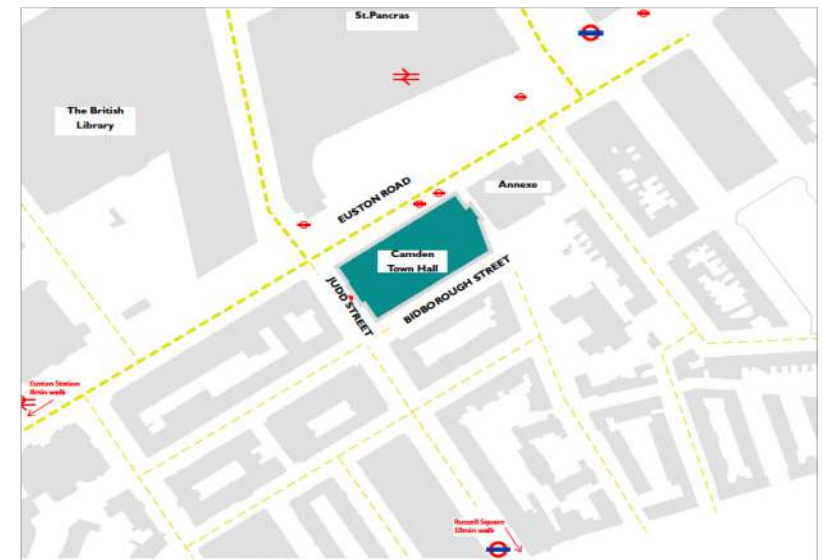
Directly to the east of the site, on Tonbridge Walk, is the former Town Hall Annex; this has been sold by the Council and is currently being converted into a hotel by a private developer. There was until recently a bridge linking the Annex to the Town Hall at second floor level. This was removed as part of the Annex conversion and the developer is responsible for making good the exposed Town Hall elevation.

Lawful Use | The site has been used as Camden's Town Hall since its original construction. Though many of the Council workers have moved to new offices at 5 Pancras Square, the Council's registry and civic and democratic services have remained in the building up until its closure in August 2018 for the refurbishment project. These council services have been temporarily relocated to alternative locations in Camden while the refurbishment project is carried out. The whole building, including the CC, has a Sui Generis Town Hall use.

Accessibility | The site has a PTAL rating of 6b (excellent) which is the highest level of public transport accessibility. The site is well located close to King's Cross and St Pancras International railway stations, as well as the underground and numerous bus routes.



Surrounding context



Public Transport plan

Site Planning history

A high level summary of the historical development of the site has been outlined earlier. The formal planning history records for the Camden Town Hall site date back to 1985 (available online records) and are provided in Appendix 2.

Many of the more recent permissions relate to various listed building works, including modifications to seating arrangements in the Council Chamber, installation of a new PA system and alterations to the main entrance, the reception and lobby space, alongside remodelling of facilities such as the WCs. External proposals include alterations to the 'Bidborough Passage' for new gates and finials to existing railings, roof works and installation of a ramped access from street.

One of the more significant permissions was for the erection of the third floor extension to be used as the staff restaurant in 1990 (ref: 9000096) which was to be used as an extension to the proposed new staff restaurant granted previously (ref: 8900485). This application followed an earlier application for a third floor roof extension for office use in 1947 (TP2033/2523).

Planning permission was also granted in 1989 for the change of use of the basement to staff restaurant bar and leisure use in association with the change of use of the 7th floor of the Town Hall Annex from restaurant to office use (ref: 8900223). An application was then made in 1990 (ref: 9400461) for the change of use of the bar in the basement of the Town Hall back to general town hall purposes, bringing the whole building back into Sui Generis Town Hall use.

A brief summary of some of the key planning and listed building decisions is set out opposite.

- **2010/4596/L** – Modifications to seating arrangements in Council Chamber to provide two wheelchair-accessible positions (granted December 2010)
- **2010/1527/L** – Installation of external venetian style blinds to the existing Diocletian window serving the Council Chamber of Camden Town Hall (Sui Generis) (granted December 2010)
- **2008/4120/L** – Installation of new internal PA system and associated internal alterations to council offices (granted July 2009)
- **2007/0154/L** – Alterations to provide new showers, toilet, changing areas and multi-faith prayer facilities in place of existing cleaners stores including the creation of three new openings through existing corridor wall and one new opening through stair lobby (granted June 2007)
- **2004/3948/L** – Minor internal works to marble staircase between ground/first floor levels for anti slip measures. Amended to a proposal for anti-slip measures on the bottom four steps of the main staircase only (February 2005)
- **LSX0204243** – Alterations to Bidborough Passage to include new gates to existing railings, insertion to mesh to existing railing and addition of finials (decision level Sec of State) (Granted May 2002)
- **LS9904830** – Internal works for access including lift to internal lightwell, formation of accessible WC and ramp at mezzanine level, rearrangement of seating and alterations to desks within main committee room (decision level Sec of State) (granted September 2000)
- **9400461** – Change of use of the bar in the basement of the Town Hall to allow its use for general town hall purposes not in compliance with additional condition 02 of planning permission dated 15.08.89 (ref. 8900223/R1) which allowed the use of the seventh floor of the Town Hall (Argyle Street Entrance) for office purposes (granted June 1994)
- **90000096** – Erection of a third floor extension to be used as an extension to the proposed new staff restaurant as shown on drawing title 3rd floor (granted July 1990)
- **8900223** – Change of use of seventh floor of the Town Hall Extension Argyle Street from restaurant bar and leisure to offices and change of use of part of the basement of the Town Hall Judd Street from office to staff restaurant bar and leisure and change of use of part of the third floor of Town Hall extension Argyle Street from office to provide a new staff snack bar facility as shown on drawing numbers S44/117/119/120 and unnumbered basement plan.

Town Hall Annex Planning History

As explained earlier, part of the LBC Accommodation Strategy saw the disposal of the Town Hall Annex, the previously conjoined building next to CTH on Euston Road. The sale of this building and decant of Council staff into the newly completed 5 Pancras Square allowed for its change of use and subsequent redevelopment.

Before this time, it was likely that the Annex was in Sui Generis Town Hall use and physically joined to the CTH. Therefore, there are a number of consents which affected both sites. In particular the 1989 (ref. 8900223) and 1994 (ref. 9400461) consents for various change of uses across the two sites to provide staff facilities.

The 2014 consent (ref. 2014/7874/P) granted consent for the change of use of the Annex to hotel use and its roof top extension. This consent and the associated listed building consent (ref.2014/7876/L) allowed for the demolition of the bridge link and its physical separation from CTH.

- 2014/7874/P – Planning permission was granted for a change of use from Council offices (sui generis) to hotel (C1) and alterations to the building including removal of roof top plan, an extension at roof level and alterations to the façade (granted August 2015)
- 2014/7876/L – Demolition of existing staircase and bridge link and the reinstatement of the façade to east elevation of Camden Town Hall (granted August 2015)

A summary of some of the key planning consents for the annex is included as Appendix 2.



4. Proposed works and uses

This section provides an outline of the proposed uses and works that are the subject of this application. It should be read in conjunction with the DAS and Heritage Statement prepared by Purcell. In brief, the proposals include:

- **Use|** The part change of use of the CTH to allow new uses within the building and ensure that it has a long term viable use. The proposal will retain the civic and democratic uses at ground and first floor, including the retention of birth and death registry services and marriage suites and the Council Chamber and Committee Rooms on the first floor. Part of the basement, the second and third floors will be used for new commercial office tenants (B1), including affordable workspace in the basement. The Camden Centre will continue to be used as an event space but let to a commercial tenant; as such a change of use to events use is sought (D2 use with ancillary A3/A4 use)
- **Listed building works|** The refurbishment of the Grade II Listed CTH to upgrade and repair the physical fabric where required. The remodeling of interior spaces to upgrade them and provide space suitable for new commercial uses. The replacement of out of date plant and machinery to improve efficiency and sustainability. The replacement of the third floor conservatory with a new modern insertion which will sit below the roof line. The creation of new openings on Bidborough Street and Tonbridge Walk to facilitate the use of the building by new tenants. The enclosing of three lightwells to improve thermal performance and provide additional usable floorspace.

Floorspace and use schedule

The table below sets out a summary of the existing floorspace and how this retained floorspace is assigned across the new uses proposed as part of the scheme; the office and commercial events use. It includes proposed demolition as well as replacement and new floorspace. All building services, plant and shared areas have been apportioned to their primary uses or split accordingly for the purposes of the planning application floorspace schedule.

The main areas of demolition relate to the following:

- Basement WCs in south west lightwell
- Tonbridge Walk Camden Centre extension
- Ground floor slab area (for basement office void)
- 3rd floor conservatory structure
- 3rd floor plant enclosure
- Roof top lift motor room
- Cut backs in the roof eaves

The main uplift in floorspace relates to the following areas:

- Enclosure of the lightwells
- Replacement and extension of the 3rd floor pavilion
- Enclosure of the basement service corridor
- New roof plant rooms
- Insertion of lift core and landings into south east lightwell

The total uplift in new floorspace from the existing is **357 sqm** (11,937 sqm – 11,580 sqm)

Use	Existing (sqm)	Demolition (sqm)	Retained (sqm) - based on existing areas following demolition	Retained (sqm) - Apportioned to proposed uses	Uplift (sqm) from retained GIA	Proposed Total (sqm)
Sui Generis	11580	444	11136	3995	205	4200
BI (including incubator)	0	0	0	4914	581	5495
D2 Camden Centre	0	0	0	2227	15	2242
Total	11580	444	11136	11136	801	11937

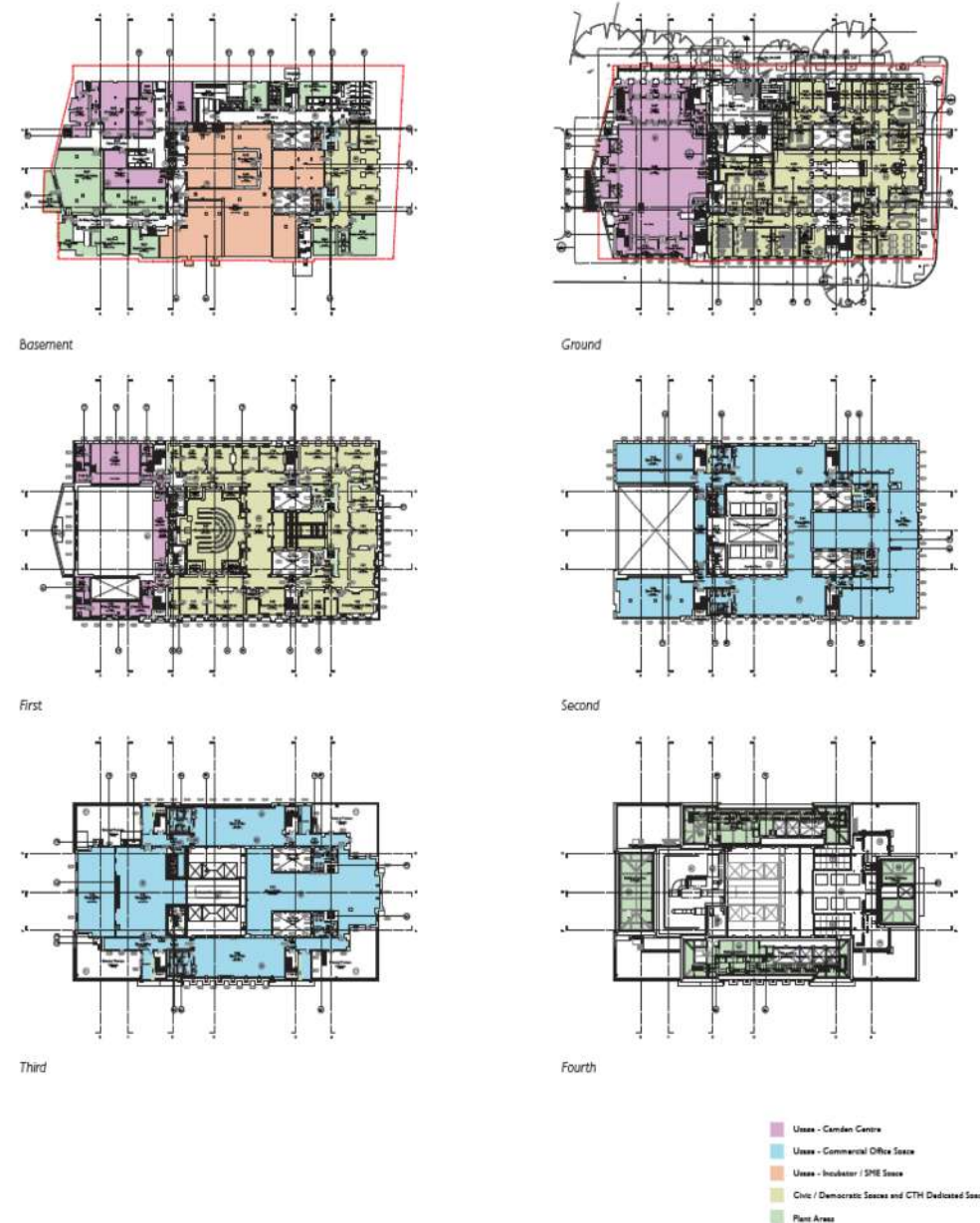
Overview of proposed uses

Retention of Civic and Democratic uses | The proposal will retain the use of the ground and first floor (and part of the basement) by the LBC for civic and democratic uses. The intention is that on completion of the project, the registry and democratic services that were decanted during the project to alternative Camden locations, will be relocated within the ground and first floors of the CTH. The ground floor entrance on Judd Street will be retained as the main public face of the building for those who need to access registry services, births, deaths and marriages. It will also provide access to the first floor where the existing Committee Rooms and Council Chamber are located.

New Commercial Office and SME uses | The proposal seeks the change of use of part of the basement, second and third floors from Sui Generis Town Hall to office use (B1). The town hall staff previously located on these floors have already been relocated to the 5 Pancras Square London Borough of Camden offices, as such these floors have been empty or under-occupied for a long time. There will be no overall loss of Town Hall uses as the jobs, uses, functions and staff have already been relocated within the Borough. The change of use will enable these floors to be let to a commercial office occupier, giving these areas of the CTH a new use and providing a vital income stream for the Council. It is expected that the central and highly accessible location of the Town Hall will be attractive to the commercial office market and ensure that the upper floors have a long term sustainable use. It is considered that the proposed office use will be complementary to the remaining Town Hall uses. These floors have been historically used in an office-type role, albeit for Town Hall purposes.

The proposal also seeks the change of use of part of the basement floor to office use (B1). The aspiration is that this floor will provide office space for Small and Medium sized Enterprises (SMEs). SME workspace is much sought after in the Borough and will be provided at an affordable rate to ensure access for suitable smaller start-up and growing businesses.

Commercial Event Space | The Camden Centre has been operated by the Council as an events space for a number of years. It has operated under the overall Sui Generis Town Hall use. As the intention is to let the Camden Centre to a commercial operator, a change of use is sought to an events space (D2 with ancillary A3/A4 uses). The intended tenant is Il Bottaccio, an experienced event operator who has experience of running other central London event venues, typically within Listed Buildings. Further details are provided on the following pages. Il Bottaccio will continue to run the Camden Centre as an event venue, hosting a range of daytime and evening events including receptions, dinners, conferences, weddings and private parties.



Il Bottaccio

The intended tenant for the Camden Centre is Il Bottaccio (IB), an international event production, catering and entertainment company with its headquarters in London. IB run a number of central London venues from which they host events. From large scale corporate events, fashion shows and state of the art product launches, to intimate birthday parties and elegant weddings. Their team boasts over 30 years of experience, providing professional planning services and delivering truly unforgettable memories. IB intend to manage and run the CC much like its other central London venues as an events space.

Experience and Track Record

The Dutch Hall | IB, in partnership with Limone Events, manage the prestigious Dutch Hall. A beautifully renovated Grade II listed church in the heart of the City of London, the history of the Dutch Hall dates back to 1550 when Edward VI gave permission to the Dutch, French and Flemish refugees to take shelter and live in the Church. The original building was sketched by Dutch Master Van Gogh during his time in London at the end of the 1800s. The current building was designed by Arthur Bailey to restore the Church in 1954 after WWII Blitz bomb damage and, along with the original medieval building, marks a half-millennium of Anglo-Dutch cooperation. The historic building in the capital's Square Mile is available for event hire for commercial and private events through IB.

The Barts Great Hall | IB also manage The Barts Great Hall. This building is a Grade II listed hall, located in the heart of the City of London on Austin Friars, tucked away off Old Broad Street. It provides an event space over two floors with high ceilings and a stained glass feature window.

8-9 Grosvenor Place | IB manage and run the Grade II listed 8/9 Grosvenor Place which is a refurbished event space opposite Buckingham Palace. This Victorian townhouse was the former home to the Duke of Grosvenor.

IB's experience of running large historic event spaces in London makes them an excellent prospective tenant for the CC. IB is also familiar with managing events, including preparing detailed management guidelines. Their experience of being custodian of sensitive historic buildings means they are also familiar with the constraints and requirements that come with operating out of a listed building such as the CC.

Events and Clients | IB intend to manage and run the CC much like its other central London venues. It will host a wide variety of clients and a range of events (examples provided opposite). IB expect to operate events on around 200 days per year. Further details on the operational characteristics are set out in the Draft Management Plan submitted with the application.

Types of prospective clients at the Camden Centre

BBC, HSBC, VOGUE, BP, 20th Century Fox, Vanity Fair, YSL, The White Company, Mark Hill, Cartier, The Guardian, GAP, L'Oreal, Harrods, Jimmy Choo, Chanel and H&M

Event Type:	Expected number of events: (annually)
Reception, Dinner, Dancing	80
Conferences	35
Workshops	5
Corporate Networking	20
Weddings	5
Fashion Shows	8
Photo shoots	15
Filming	10
Exhibition	5
Private Party	25



Overview of proposed works to the Listed Building

The physical works proposed as part of this application are described in detail in the DAS by Purcell. This includes details of the Conservation Repairs Strategy. Below is a brief summary of some of the main attributes to restore, conserve and reimagine the Listed Building.

Judd Street Entrance and Reception | The Judd Street entrance will remain the main entrance to CTH and the Town Hall uses. It will continue to be a fully publicly accessible entrance with the existing stepped and ramped arrangement to the porticoed entrance retained. The proposal will remove the non-original draft lobby, returning the portico area to its original layout. The existing security shutters to the three portico openings will be removed and replaced with new and fitted with mechanical lock to the bottom of the shutter. Alterations will be made to the ramped entrance including the removal and replacement of the existing key clamp handrail with new blackened steel to match the existing handrails to the stepped portico entrance. Existing stone cladding to the face of the ramp will be removed and upstand rebuilt to provide a wider access. The lobby linking the ramp and portico entrance will be widened by removing obstructing partitions and will become external. New security shutters will be fitted internally and a stone floor laid. Walls and ceilings will be redecorated and made good.

The three existing double entrance doors will be retained and a new push to open accessible door mechanism provided on the right hand door. The left hand door on entry will remain closed. Air curtains will be installed above these doors to control the climate in the lobby. The existing circular reception desk will be removed to open up the main entrance lobby. A new reception area will be provided to the left of the entrance doors. A new doorway to the reception will be opened up, dropping the entrance hatch to provide the doorway. The reception room will have a desk and seats for visitors.

Bidborough Street Elevation | Two new openings will be created in the Bidborough Street elevation for access into the proposed Office and SME lobby and reception area. The doors are proposed to be double doors, powder coated aluminium with glazed panel. The paving outside will also be regraded to allow for level access and the road levels and drainage will be altered accordingly. The existing timber door opening onto Bidborough Street will be utilised for access into the new bin and refuse lobby. The existing timber doors will be removed and a new aluminium door set inserted.

The original entrance to the CC on Bidborough Street is retained, including the four existing entrance doors which will be repaired as well as the three existing doors from the stair cores. A new stepped and ramped access arrangement to the CC will allow for a continuous raised platform entrance to the CC lobby. The paving line will therefore be altered to allow for a clear access around existing tree pits and motorcycle bays will be removed to accommodate this. All existing trees will be retained.

Tonbridge Walk Elevation | The proposals include the creation of a new entrance to the CC from Tonbridge Walk which presents an opportunity for a series of improvements to the eastern end of the Town Hall. The 1960s insertion to the corner of Euston Road and Tonbridge Walk will allow Tonbridge Walk to function as an open pedestrian thoroughfare between Euston Road and Bidborough Street. The landscaping proposals will be developed as part of the Annex hotel scheme. This corner will be rebuilt to mirror the existing form at the south end of the elevation. This new insertion provides a tertiary egress point from the CC directly onto Euston Road for late night use of the CC. Two new openings will be created in the Tonbridge Walk façade and new double door sets inserted to create a new main entrance into the CC.

Registry and Marriage Suites | The existing civic areas at ground floor have been substantially altered during the lifetime of the building, eroding the symmetry of the original floorplan. The proposals will reorganise and re-provide the registry offices, with dedicated waiting rooms and offices for births and deaths taking cues from the original layout. The proposals include re-opening the doors beyond the principal staircase and creating a public reception area for the wedding suites, reflecting the more open character of the original layout of this area. Proposed new interiors to this space will match the character of original finishes at ground floor, introducing timber parquet floor with stone surround and skirting as well as marble clad columns to match the stone entrance lobby. A new back-lit coffered ceiling is proposed, as a contemporary interpretation of the entrance lobby ceiling. The proposals aim to maintain the symmetry and form of the corridor and new partitions will be installed to create cellular registration rooms and back of house office spaces. New wedding suites have been located along Euston Road. Suite 2 has a moveable wall in order to create separation if needed. All services will be upgraded and sensitively integrated. Horizontal distribution of services will be located in new suspended ceilings, avoiding historically significant areas where ceilings are retained.

Council Chamber and Committee Rooms | At first floor, the plan form of the civic and democratic spaces, including the Council Chamber and Mayor's Parlour, will be retained. Refurbishment and the upgrading of services and communications systems are proposed with the intention of facilitating the better provision of democratic services to the Borough and the removal of unsympathetic additions that have accrued over the years.

Areas of higher significance at first floor level will be serviced from below or adjacent less significant spaces to minimise the impact on the historic fabric. The approach will allow unsympathetic additions such as trunking in the first floor corridors to be removed, restoring these areas back to a more original condition.

Office reception and lobby | The new office entrance lobby will be created from the new Bidborough Street openings. The existing floor slab to this area will be removed and a new floor will be inserted at lower level to achieve level access via the new door openings. A new glazed draft lobby with revolving doors will be inserted internally with bronze portal surround. An additional opening will be formed in the existing ground floor slab creating a void down to the SME office space at basement level, providing both natural light and access via a new stair from the entrance lobby. A critical style glazed screen will provide separation between the office lobby and incubator space. New interior finishes will be applied to the entrance lobby. All interventions will be expressed by their form and materiality so there is a clear articulation between the new and the existing.

Basement SME/office space | A new SME office space is proposed at basement level. Existing walls dividing the space will be removed to create an open plan office space, however columns and downstands will be retained to give an indication of the original floor plan arrangement. Existing vaults will be retained and acoustically treated internally. Local openings will be created and glazed partitions inserted to allow permeability into new meetings room spaces. Existing vault doors will be retained and held open and new glazed sliding doors inserted.

Office circulation core | Two new passenger lifts servicing all floors will be inserted into the south east lightwell. Their primary function will be to serve the new office spaces at Basement, Second and Third Floor levels, however lifts will also be utilised for evacuation from all levels. The lifts will be an independent insertion within the existing structure of the lightwell, and landings at each level will be cantilevered from the proposed lift structure so that they sit away from the existing lightwell façade. This will enable the form of the lightwell to be retained and its verticality appreciated.

Second and Third Floor office space | The second and third floor are of lower significance than the ground and first floor due to their more routine office function and lower level of decorative finish. The proposals aim to remove much of the existing internal wall fabric to create a more open plan layout to these floor levels and allow more natural light into the deep floor plans. The lightwells, lifts and stair cores will all be retained. It is also intended that a memory of the encircling corridor will be retained, maintaining the significance of this important floorplan feature.

Third Floor Pavilion | The scheme includes the removal of the existing 3rd floor conservatory and the insertion of a new pavilion at 3rd floor to be utilised as commercial office space. The new pavilion will be located on the existing site of the conservatory, also enclosing the area previously the Council Chamber plant enclosure and the south eastern lightwell, which will be the new lift core. The pavilion will sit sensitively within the existing fabric, abutting it below the existing eaves of the adjacent roof pitches. The materiality will be blackened powder coated aluminium and will sit in contrast with the white glazed brick of the lightwells.

The Camden Centre | The proposals for the CC include those that the Project Manager, Lendlease, will deliver as part of the base build on behalf of the intended tenant Il Bottaccio. Should Il Bottaccio require any further amendments or alterations to the space, including details of finishes, these will either be dealt with via conditions to any consent or via a new listed building application. As part of the base build, the existing Bidborough Street entrance and timber panelled procession route will be retained and restored and its use closely managed in order to reduce noise and disturbance to neighbouring residents. A new main entrance will be created on Tonbridge Walk into a new lobbied area created in the existing eastern alcove below the prow of the building. The two new door openings will take cues from original secondary service doors on the Tonbridge Walk façade whilst being expressed with contemporary double door set insertions.

Sections of the floor slab will be lowered to allow for level access into the CC from Tonbridge Walk, and a new stepped and platform lift arrangement is proposed for access into the main assembly hall. The original wall panelling within the alcove will be carefully removed, restored and reinstated in front of a new service riser. A new screen between the lowered lobby and the assembly hall is proposed with slide/fold away panels for entrance procession and deliveries.

A new passenger lift and dumb waiter will be installed in the alcove between basement and first floor. Existing stair cores will be retained and restored. The original raked seating to the existing galleries will be removed and a raised floor introduced to provide level access throughout the first floor existing spaces. The balustrade to the galleries will be adjusted to suit the new levels. The landings to the stair cores will also be raised to match.

Lightwells | The proposals seek to retain the form and the fabric of the existing lightwells, including removing redundant plant and services, re-presenting the lightwells, repairing and cleaning the existing glazed brick. Three different strategies are proposed across the four lightwells.

- **Western lightwells** – these are the larger two lightwells. The proposals here will remove services and clean and repair the façade. Windows will be repaired and refurbished, enhancing their aesthetic value. These two lightwells will be covered over at roof level with a glazed rooflight structure which will be built off the existing parapet, retaining the expression of the existing roofscape. Rooflights will retain the natural light in the lightwells but also help to thermally upgrade the building, making the lightwells internal spaces. The lightwells will be occupied spaces at basement level for the SME workspace, removing the infilled WCs at basement level. New landscape paving will be designed for the base of the lightwells and wall-mounted lighting will help to illuminate the lightwell throughout the full height of the lightwell. The lightwells will be utilised for smoke clearance so will require Automatic Opening Vents (AOVs) within the rooflight and doors onto the lightwell at basement level will need to be removed and replaced with 60min fire rated, automatic opening doors to match existing.
- **North eastern lightwell** – this will be utilised as the services and plant lightwell; it will consolidate the distribution of services into one location. Its location is less significant as it is not overlooked by significant uses. All existing services will be stripped out and the façade cleaned and repaired. New services and ductwork will run within the lightwell between basement and roof level. Existing window openings will be utilised to run ducts from plant spaces reducing the amount of glazed brick to be removed. The existing platform lift providing level access to the Council chamber will be retained.
- **South eastern lightwell** – as already described, this will be used as the circulation lightwell for the new commercial office uses. To reduce demolition of existing fabric, two passenger lifts will be inserted into the south east lightwell. The lifts will be an independent insertion within the existing structure and landings cantilevered from the lift structure.

Façade | The proposals include the cleaning of the façade stonework, including localised stonework repair where required. The façade will also be decluttered including the removal of redundant drainage, cabling and signage. The extent of the façade works will be the subject of a detailed condition survey.

Windows Strategy | The proposed strategy is to refurbish the existing windows, in order to retain the existing fabric. However, the intention is to upgrade their performance through the introduction of secondary glazing. Due to some site specific requirements a range of strategies will be employed across the building:

- **External facades** – Full refurbishment of existing single glazed units. New double glazed secondary glazing for thermal and acoustic upgrade. The exception to this is windows within stairwells and selected doors onto the 3rd floor terraces.
- **North East lightwell (external condition)** – Full refurbishment of existing single glazed units. New double glazed secondary glazing for thermal and acoustic upgrades
- **South East lightwell (internal condition- circulation)** – Full refurbishment of existing single glazed units. Secondary glazing introduced to provide 60min fire rating to lightwell.
- **North West and South West lightwell (internal condition)** – Refurbish single glazed windows. Introduction of new single glazed secondary glazing at second and third floor for enhanced acoustic performance.
- **All lightwell windows at Basement** | Full refurbishment of existing single glazed units. Secondary glazing introduced to provide 60min fire rating to lightwell. Doors onto the lightwell at basement level will need to be removed and replaced with 60min fire rated, automatic opening doors to be in keeping with the existing refurbished windows.

Roof Level Proposals | As set out earlier, the two western lightwells will be glazed at roof level, making these internal spaces. New plant is proposed to be located on the flat roof of the new pavilion and screening will be introduced to obscure it from views from adjacent buildings. This will have minimal impact on the existing views from street level. Plant will be introduced into the existing roof pitches. An area of roof from the 1940s extension will be removed and replaced with a flat roof on which plant will be located and a new plant room will replace the existing lift motor room. The corner roof terraces at third floor will be retained and used by the commercial office spaces as amenity space. The existing plant will be removed from the terraces and a new blue roof, for water attenuation, introduced.

5. Planning policy context

The policies in the documents listed below form a material consideration in the determination of this planning application. Compliance with policy is explained under the key issue headings in the following section.

The National Planning Policy Framework 2019 (NPPF) & Planning Practice Guidance 2014 (PPG)

This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits. Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of planning applications must be in accordance with the development plan, unless 'material considerations' indicate otherwise.

The Development Plan

Incorporating: the GLA's London Plan (LP), March 2016 (consolidated with alterations since 2011, but undergoing further review); and The Camden Local Plan comprised of: **The Camden Local Plan (CLP)** July 2017; the **Site Allocations Plan** September 2013 and the **Policies Map** (updated version) January 2019.

Supporting information to the Development Plan is found in the **Camden Planning Guidance Documents**. The following of which have been consulted as part of the proposals:

- CPG Access for all (March 2019)
- CPG Air Quality (March 2019)
- CPG Design (March 2019)
- CPG Developer Contributions (March 2019)
- CPG Energy Efficiency and adaptation (March 2019)
- CPG Transport (March 2019)
- CPG Housing (March 2018)
- CPG Amenity (March 2018)
- CPG Community uses, leisure facilities and pubs (March 2018)
- CPG Employment sites and business premises (March 2018)

Emerging London Plan | A draft new London Plan was published by the Mayor for consultation in December 2017. The consultation period ended in March 2018. The Draft New London Plan showing Minor Suggested Changes, which includes clarification and corrections to the Consultation Draft Plan, was published in August 2018. This is now under going Examination in Public (EiP), which commenced in January 2019.

The current London Plan is still the adopted Development Plan, but the Draft London Plan is a material consideration in planning decisions. The significance given to it is a matter for the decision maker, but it gains more weight as it moves through the process to adoption.

Selected Other Supplementary Planning Document (SPD)

- LBC Kings Cross/St Pancras Conservation Area Statement (December 2003)
- LBC Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)
- Historic England Good Practice Advice in Planning Notes 1-3 (March 2015)
- Mayor's Central Activities Zone SPG (March 2016)
- Mayor's Climate change Mitigation and Energy Strategy (Oct 2010)
- Mayors Draft Transport Strategy (2017)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- GLA Sustainable Design and Construction SPG (April 2014)
- GLA Character and Context SPG (June 2014)

Adopted site specific designations

- Grade II listed
- Central London Area
- CAZ
- Kings Cross St Pancras Conservation Area
- Knowledge Quarter

Nearby designations:

- Adjacent to Site Allocation (2) Camden Town Hall Extension
- Metropolitan Walk goes around the site, Judd Street and Euston Road
- Central London Frontage (adjacent))
- Protected secondary frontage (adjacent)
- Outside of right lateral assessment area for designated view 6A.1 (Blackheath Point to St Paul's Cathedral)
- Adjacent to the Bloomsbury Conservation Area



6. Assessment of works

Key planning issues

The key policy considerations relevant to the assessment of the planning and listed building consent application works relate to the:

- **Existing and proposed land uses**
- **Design and townscape**
- **Heritage**
- **Transport impacts**
- **Amenity of adjoining occupiers**
- **Energy and sustainability**
- **Other environmental impacts**

Existing and Proposed Land Uses

Policy reference: NPPF Section 2,6,7. London Plan (LP) policies 2.1; 2.9; 2.10, 2.11; 2.12, 3.16, 4.1; 4.5; 4.6; 4.7; 4.10. LBC CLP policies G1, C2, C3

Existing Sui Generis (Town Hall) use | The existing lawful use of the Town Hall is a Sui Generis Use (Town Hall). Sui Generis uses are not typically protected by specific planning policies, however the range of uses provided under the Town Hall use are considered and their loss or relocation addressed. Policy C3 of the CLP does provide protection for Sui Generis cultural and leisure uses and this is considered under the Camden Centre section below.

CTH is located in the Central London Area and the CAZ, in between two Camden Growth areas, Kings Cross and Euston. LP Policy 2.10 promotes the unique international, national and London wide role of the CAZ, supporting the distinct offer of the zone and rich mix of local and strategic uses. London Plan Policy 2.1 and CLP Policy G1 of the CLP seeks to create the conditions for growth to deliver the homes, jobs and infrastructure and facilities to meet London and Camden's identified need. It supports development that delivers growth securing high quality development and promoting the most efficient use of land and buildings in Camden. LP Policy 2.12 supports the provision of local activities and services in the CAZ which include the local services provided by CTH for the people of Camden.

Town Hall Uses

Site and building | CTH was designed and built as a Town Hall, it is the original and historic use of the building. As described earlier, CTH is in need of significant investment to repair and restore the listed building to its former glory. The Town Hall has been the public face of the Council since its construction in the late 1930s, and as such LBC has made the decision to retain the freehold interest of this historic asset within its estate portfolio enabling it to continue in its historic use providing civic and democratic services for the people of Camden. However, many of the town hall jobs and functions have been relocated to 5 Pancras Square. This has freed up much of the more typical office style accommodation on the second and third floors. The building now has capacity to accommodate new uses which will support the function of the CAZ and presents an opportunity to provide CTH with the major investment it needs in its built fabric to give it a long term viable use.

Retained Civic and Democratic Uses | The proposals retain the key public functions within the historic CTH at ground and first floor. This includes democratic services, which will operate out of the original Council Chamber and Committee Rooms and the Registry Services which will operate out of the remodelled ground floor of CTH. Supporting uses and the archives will be retained in the basement area. This will not only ensure that part of the historic use is retained in the building but that CTH will remain open to the public to visit as necessary and enjoy the building. The scheme will retain the local use of the building and its operations within the CAZ in accordance with Policy 2.12 of the LP.

Loss of Town Hall Use | The capacity on the upper floors of CTH means that the building can now support new uses. A change of use is proposed on the upper floors to facilitate this. While there will be a 'loss' of town hall uses on these floors, there will be no overall loss of 'town hall' uses in the Borough as these jobs and services have already been relocated to 5 Pancras Square. In the context of LP Policy 2.1 and CLP Policy G1 the part relocation of the town hall use to 5 Pancras Square will enable a greater range of uses to operate from the building, delivering jobs and growth for Camden, sustaining the unique role of the CAZ in accordance with LP Policy 2.10 and CLP Policy G1. The proposals are in accordance with the aspirations of the Community Investment Programme (CIP) whereby the Council is seeking to make the best use of its property assets through regenerating sites that are now surplus to requirements because they are no longer suitable, underused or expensive to maintain (paragraph 2.55 of the CLP).

Proposed B1 Office Use

Policy reference: NPPF Section 2,6, London Plan (LP) 2.1, 2.9, 2.10, 2.11, 2.12, 4.1, 4.2, 4.3, 4.10 policies 2.1; 2.9; 2.10, 2.11,, 4.1; 4.2; 4.5; 4.6; 4.7; 4.10. LBC G1, E1, E2 CPG Employment Sites and Business Premises (March 2018)

Principle of employment uses | The NPPF (paragraph 80) awards significant weight to the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. The LP in its adopted and draft form is also supportive of development that enhances London's global role as a sustainable centre for business, innovation, creativity, arts and culture, and as a place to live and visit. It seeks to promote and enable a strong sustainable and increasingly diverse economy across all parts of London ensuring the availability of sufficient workspaces in terms of size and costs, including for small and medium enterprises (SMEs). Policy 4.2 of the LP supports mixed use development and redevelopment of office provision to improve London's competitiveness and address the strategic priorities of the Plan. The LP seeks to meet the distinct needs of the central London office market, extending the strengths of the diverse office markets and increase current stock where there is authoritative strategic and local evidence of sustained demand for office-based activities.

New Commercial floorspace | CTH is within a highly accessible location (PTAL 6b) in the Central London Area (CAZ). The proposals include new B1 office floorspace at part of the basement, second and third floors. The provision of this new employment floorspace is supported by LP Policy 4.1 and 4.2 and CLP Policy E1 and E2 which support proposals that will secure a successful and inclusive economy in Camden.

The proposed office floorspace has not yet been formally marketed to prospective tenants, however some early market testing has suggested that there is demand for office based activities in the area as required by LP Policy 4.2 and CLP Policy E1. In accordance with CLP Policy E1 (a) and (b) the proposals will provide space that can be used by businesses of all sizes, in particular start-ups, small and medium sized enterprises and it will be suitable for a variety of business activities, for firms of differing sizes and available on a range of terms for firms with differing resources. It is intended that the office floorplates will be flexible enough to accommodate a range of tenants that may be interested in operating from this unique building and location. Provision of independent access to the office space from Bidborough Street means that the commercial use will be entirely separated from the public face of the building which should appeal to the market.

Jobs | The proposals will deliver approximately 293 new jobs in a central London location (based on the creation of 3,515sqm NIA of new B1 floorspace and a density of 1 job per 12sqm). This is in addition to the 38 jobs that will return to the building in the civic and democratic floors and a number of permanent jobs created at the CC.

Sectors | The initial market testing was carried out by the Council's office agents with a variety of potential office sectors. Where possible the proposals will support and promote the development of the Knowledge Quarter around Euston and King's Cross as set out in Policy E1 (e) and the concentrations of growth sectors in the borough Policy E1 (d). When the time is right to formally market the office space it is expected that the Knowledge Quarter businesses will be included in the sectors targeted to take the space.

Co-working | The initial market testing also included the co-working and serviced office sector. The co-working and serviced office sector continues its solid growth across Central London. This sector now accounts for circa 5% of built stock in London. If a co-working tenant was to take the space within CTH this would deliver against the priorities of CLP Policy E1 and Policy E2 encouraging the provision of employment premises and sites in the Borough. In particular, Policy E2 supports provision of premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the CAZ or the local economy.

Affordable SME workspace | The CPG (paragraph 38) identifies that where schemes include employment floorspace of 1,000sqm (GIA) or more an element of affordable SME workspace will be provided. CTH is not proposing a significant uplift in new floorspace but the change of use from Sui Generis (Town Hall) to office will be over 1,000sqm and so for this reason affordable SME workspace will be included in the CTH proposals.

The proposal includes an element of affordable workspace for small and medium sized enterprises providing support for young businesses in accordance with Policy E1 and E2. This is expected to be provided in the basement, however, as explained earlier the site has not been formally marketed yet so it is not known who the prospective tenant will be at this stage. The delivery of an element of affordable workspace is part of the overall accommodation strategy and business plan for CTH. It is likely to be secured as part of the s106 agreement for the scheme.

There are a variety of affordable models which can be used to deliver this type of workspace as set out in CPG. This CPG sets out the following ways in which affordability has been defined on other schemes in Camden:

- 20% of the workspace to be provided at 50% of comparable market values
- An element of floorspace to be offered to an affordable workspace provider (to be approved by Camden) at a peppercorn rent
- 20% of the desks in the open workspace (hot-desk) area to be offered at 50% of market value
- An average of market rents paid by tenants in the area occupying an equivalent type and quality of space. This should relate to average market rates in the relevant sector in particular in light industrial and maker spaces

The CPG notes that the Council will also consider alternative suggestions for providing affordable workspaces. Each model of affordability will be site specific and developed to address the specific site circumstances. The proposal at CTH has been discussed with the Economic Development Team to agree some acceptable principles for delivery of workspace at the CTH site.

The principle of providing an element of affordable workspace has been agreed with Economic Development and the details of this provision will be negotiated as part of the s106. The site will be marketed taking into account all of these agreed obligations. The following principles are proposed to address the requirements of Policy E1 and E2 and the CPG:

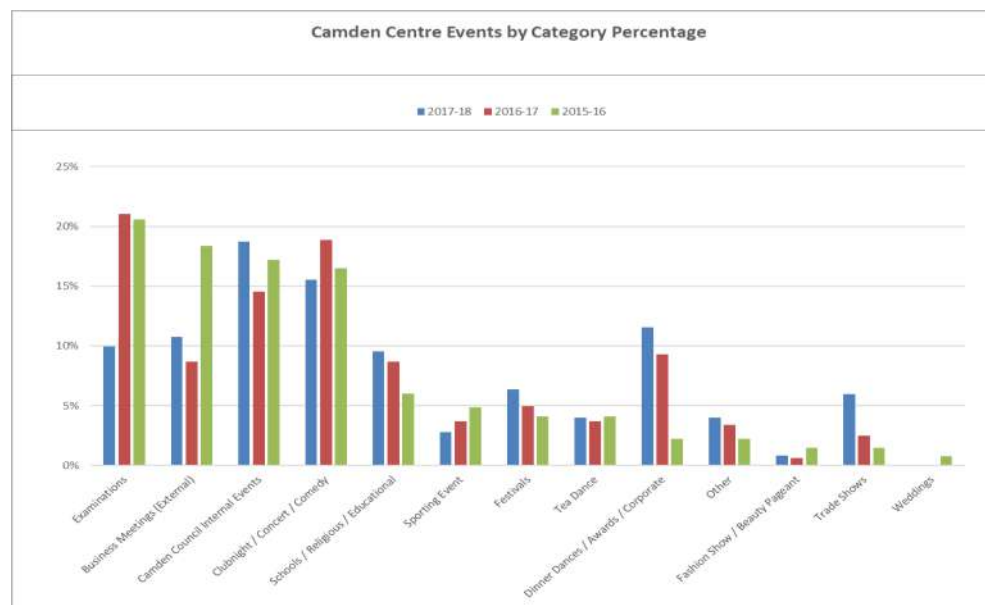
- A commitment to provide up to 20% of the workspace at up to 50% of market value (rent)
- All service charges will be reasonable and proportionate

Community Use of the Camden Centre

Policy reference: NPPF Section 8 London Plan (LP) policies 3.16 ; 2.9; 2.10, 2.11, 2.12, 4.1; 4.6 . LBC CLP policies G1, C2, C3, CPG on Community Uses, Leisure facilities and pubs (March 2018)

Existing Camden Centre Use | The CC has operated as an events space under the overall Sui Generis Town Hall use of CTH. It has been run as a commercial operation by the Camden Events Team. The Camden Events Team has managed the space on a daily basis, handling enquiries, bookings and events. The chart below identifies the range of events held at the CC over the last 3 financial years. The most popular type of events held over this period include hire of the space for examinations, external business meetings, internal Camden Council events and evening concerts and music events. The table below identifies each of these categories by % of events and number held each year. Over the last 3 years there has been an average of 280 events a year held at the CC.

While the 'Use' of the Camden Centre has been more akin to an events use, the nature of its position in the Town Hall, its historical connection and association with the town hall, and its management by the Council mean it falls under the remit of the Sui Generis (Town Hall) use. The new management of the CC by a commercial event operator will mean it will have no operational relationship with the administrative functions of the Town Hall and as such a change of use to a commercial event space will be required as part of the application proposals. The proposals have been considered in the light of the NPPF part 8, the LP Policy 3.16 and CLP Policy C2 to ensure there is no loss of social and community infrastructure and that the facilities can still be assessed by the community. We also consider the event use of the CC in light of LP Policy 4.6 and CLP Policy C3 which support the retention of entertainment and cultural uses in central London.



Type of Event	Events %			Number of Events		
	2017-18	2016-17	2015-16	2017-18	2016-17	2015-16
Examinations	10%	21%	21%	25	68	55
Business Meetings (External)	11%	9%	18%	27	28	49
Camden Council Internal Events	19%	15%	17%	47	47	46
Clubnight / Concert / Comedy	16%	19%	16%	39	61	44
Schools / Religious / Educational	10%	9%	6%	24	28	16
Sporting Event	3%	4%	5%	7	12	13
Festivals	6%	5%	4%	16	16	11
Tea Dance	4%	4%	4%	10	12	11
Dinner Dances / Awards / Corporate	12%	9%	2%	29	30	6
Other	4%	3%	2%	10	11	6
Fashion Show / Beauty Pageant	1%	1%	1%	2	2	4
Trade Shows	6%	2%	1%	15	8	4
Weddings	0%	0%	1%	0	0	2
Total	100%	100%	100%	251	323	267

Community Use of the CC | The CC was run by LBC as a profit making event space, it had a range of clients and was not a 'typical' community use as defined by paragraph 4.21 of the CLP and paragraph 1.8 of the CPG on Community Uses, Leisure facilities and pubs (March 2018) (*childcare, education, adult learning and training, healthcare, police stations, youth provision, libraries, public houses, community halls, places of worship and public toilets*). However, it can be considered to provide a form of social infrastructure that provides a service to the local community. By the very nature of the CC being a Council run facility, the Events team engaged with local community groups who wanted to use the space. In particular, part of the Events Teams role was to provide the service to a range of under-represented community groups including schools, youth groups, housing officers and the Camden music service. The CC was considered to be a reliable, centrally positioned venue with an experienced event production team that supported and understood many of the community functions. Examples of some of these types of users and events include:

- The Somali community used the space for social and community functions
- The Ethiopian and Eritrean community used the space for a community conference
- The Caribbean community used the space for Consulate functions, a comedy night and dances
- The LGBTQ community used the space for a conference and social events

While some of these groups are local to Camden, national organisations also have hired the space for events, examples of these include national charities Diabetes UK and The Alzheimer's Society.

Special Rates | The CC has always been run as a chargeable facility. All clients (groups or individuals) paid to use or hire the space. Events that were produced and paid for by Camden Council, 19% of all events during 2016/17, were offered a 10% discount. Registered Charities and groups hiring the space were also offered a 10% discount on hire. Regular and repeat customers were offered a loyalty service for repeat bookings. The Durja Puja Hindu Festival booked 2/3 years in advance and so were assured their 5 day hire would be secured.

Marketing | Historically the space has mainly been booked through word of mouth or through the legacy of positive events and return customers. However, in addition, the Event's team had marketing and advertising material available on www.lovecamden.org. The space was also advertised via social media and flyers.

Change of Use of the Camden Centre | Part 8 of the NPPF guards against the loss of valued facilities and services. LP Policy 3.16 notes that London requires additional and enhanced social infrastructure to meet the needs of its growing population, Policy 3.16 (b) resists the loss of social infrastructure without realistic proposals for re-provision. Policy C2 of the CLP seeks to ensure community facilities are developed and modernised to meet the changing needs of the community, while Part (g) seeks to protect existing community facilities, recognising their benefit to the community, including protected groups, unless:

- A replacement facility of a similar nature is provided that meets the needs of the local population or its current or intended users; or*
- The existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, the preferred alternative will be the maximum amount of affordable housing.*

The CC had a community role given its position in the heart of Camden and by its nature being run by the Council who work closely with local community groups. It is recognised that the CC provided a form of social infrastructure, used and accessed by community groups in Camden. Therefore, the proposals have sought to ensure there is no overall loss of a similar community facility within Camden in accordance with CLP Policy C2 (g) and LP 3.16 (b). Plans have been put in place to address the requirements of C2 (part g) and London Plan policy 3.16 once the venue is under new management.

Transitional Arrangements | In order to address any impact on provision of community facilities in Camden, the Camden Events Team has agreed a set of transitional arrangements as set out in the table below. The Camden Events Team has made provisions to ensure that alternative event venues are available following the closure of the CC in August 2018, including providing transitional funding to cover any uplift in costs associated with the relocation of events to different venues within Camden. The Events Team has been communicating with existing users and groups to ensure they are comfortable with the alternatives available to them while CTH is closed for refurbishment and then in the longer term, should the preferred tenant not be able to accommodate local groups within its community offer for any reason. This will address Policy C2 (part g (i)) whereby replacement facilities of similar nature will be provided to meet the needs of the users.

Camden Council – Community Transitional Arrangement

Alternative Camden Venues – the Events Team is working with regular clients to provide alternative venues in Camden to produce and deliver events. These include the existing portfolio of venues such as local libraries, 5 Pancras Square (out of hours), and the Crowndale Centre.

New Camden Venues - Relationships are also being built with new venues such as the Irish Centre, where the Events team are offering event support at cost price to ensure a seamless transition. The Team is also looking to hire Cecil Sharpe House in Camden Town for events such as the tea dances.

Communications – Data protected mailing lists will be used to communicate changes to some clients such as the tea dancers (postal and email). Other consultation is managed via 1 to 1 conversations and email communications explaining the closure and alternative options. Marketing to community groups has taken place where new options have been identified alongside how the service will support events that were part of the CC and its legacy.

Transitional Funding – The CTH business case identified a pot of £200,000 to be made available to aid the transition following the closure of the CC. It may also be required to supply goods such as furniture, linen, crockery and glass wear so that customers have a seamless supported event at no added cost to the service

In addition, Camden Planning Guidance (paragraph 2.11 and 2.12) sets out that where a loss of a community facility is proposed an exception to undertaking a full marketing exercise (for a community use) will be allowed where development is part of an agreed programme of social infrastructure re-provision to ensure the continual delivery of services and this can be evidenced through a service delivery strategy. It identifies that public bodies, including LBC, are looking to dispose of premises and sites in community uses which are underused, difficult to access or expensive to maintain.

Proceeds from the sale of assets are re-invested to refurbish existing facilities or to build modern, fit for purpose facilities. These re-provision programmes will often seek to improve operating efficiencies and the experience of users for example by bringing multiple and complementary services together under one roof.

The refurbishment of the CC is part of the Community investment Programme and Accommodation Strategy where Camden is looking to refurbish and let CTH to generate income to meet the costs of the refurbishment and a long term income stream for the council. The CC will be refurbished as part of the proposals, ensuring it is a fit for purpose event facility. For this reason, a full marketing exercise to let the CC as a community facility has not been carried out in accordance with paragraph 2.11 and 2.12 (*a full marketing exercise was carried out to determine the new commercial event operator*).

Il Bottaccio Community Offer | Il Bottaccio has offered a permanent community offer as part of its tenancy of the space to address LP Policy 3.16 and CLP Policy C2. Details of this are set out in the following pages.

This community offer has been developed to ensure that the needs of the local population and previous users are met by the CC itself or by alternatives provided by the Camden Events Team. The aspiration is to ensure there is no impact on the local community as a result of the change of operator and no 'loss' of community facility or infrastructure in accordance with Policy C2 (part g). IB already has much experience providing a community element within the venues it manages elsewhere in London, this includes the local Jewish School running a Sunday school from its Belgravia venue (8-9 Grosvenor Place). The following table sets out some of the community principles IB will provide under its management of the CC. It is expected that these will be agreed via a Section 106 agreement.

Il Bottaccio – Indicative Community Provision

Community Liaison Representative - the new tenant will nominate an individual who will be responsible for liaising with local community groups and previous customers. They will also liaise with the Camden Events Team regarding opportunities to continue to use the space for local events.

Free Community Days: the new tenant will commit to providing a minimum of 20 days in a calendar year available free of charge to local community groups who have previously hired the space. Arrangements for notification of these days will in accordance with the following parameters:

- 90 days notice period during the months of January, the first half of February, second half of June, July and August
- 60 days notice period during the months of second half of February, March, April, May and the first half June
- 30 days notice period during the months of September, October, November & December

Discounted rates: where local community groups are unable to use the Free Community Days, the tenant will offer additional days at discounted rates, this includes 50% of cost for charities

Il Bottaccio has confirmed that a ‘free’ day of hire at the CC for community groups will include the following:

- Full venue access;
- Access to the Venue Manager, whom will be the health & safety officer too;
- A security guard;
- Use of the kitchen facilities;
- Use of all equipment that the venue owns (i.e. audio system, tables, chairs);

A definition of what constitutes a community use of the CC for the purpose of using the ‘Free Days’ has been suggested and developed with the Camden Events Team. The proposed definition will help ensure that the free days are used by those groups that genuinely would benefit from the facilities.

Community Use Definition | Any event which is organised by a local community group or community organiser, primarily for the local community; of a not-for-profit and of a voluntary nature which is unrelated to any commercial business. Community events may involve fundraising activity or retail activity, but such activity is undertaken to raise funds for the community event or group. Entry is usually free, although there may be some charge to take part in the activity. They do not provide significant advertising or other commercial benefit. The contractor will be asked to provide proof that they are not profiting from allowing third party contractors, e.g. commercial stallholders to attend their event. Entrance fees, where levied for community and third sector stallholders, will be set at an affordable and accessible level.

The Camden Events Team will still remain involved in the booking of the Free Community Days. The Events Team will continue to be the first point of contact for event enquiries and will filter through appropriate community groups to Il Bottaccio to take advantage of the free days or discounted rates.

The Camden Events team would use the CC facility to deliver community festivals and events with socially valuable outcomes aligned with Camden 2025 Plan. The Events Team has drafted a strategy note which is included in Appendix 3, which sets out how they will plan and engage with community groups around the use of the CC. In particular the Events Team considers the following outcomes are achievable from hosting and supporting community events over the 20 free days at the CC:

- Ensure events contribute to and enrich the cultural diversity, vibrancy, economic vitality of the borough
- Encourage and facilitate a quality and sustainable annual events programme that involves community participation, and aligns with Camden’s Cultural Framework
- Bringing different communities together
- Attract inward investment boosting the local economy
- Visibility on a national or in some cases international platform for the Borough
- Love Camden will promote and build the cultural reputation of the borough’s events through the use of the 20 days in the CC.

Event Use of the Camden Centre

Policy reference: NPPF Section 2,6,8. London Plan (LP) policies 2.10, 2.11, 2.13; 4.1; 4.6; 4.7; 4.10. LBC CLP policies G1, C2, C3, A1

New event Use| The change of use of the CC from Sui Generis (Town Hall) to Events Use will formalise an existing cultural and leisure facility within Camden. It is expected that the use will fall under a D2 use with ancillary A3/A4 uses to support the dining and bar elements of the various functions held at the CC. The intended tenant, Il Bottaccio, intends to host a wide variety of clients and a range of types of events as set out in more detail earlier. Policy 4.6 of the LP seeks to support the continued success of London's diverse range of arts, cultural and entertainment uses in recognition of the cultural, social and economic benefits that they offer. The Mayor supports a strong, partnership approach to assessing the need for and bringing forward culture and entertainment uses in town centres and the CAZ, and recognises the important contribution of the night time economy. Policy C3 of the CLP supports new cultural and leisure facilities in major mixed use developments and the replacement of facilities at the same or better standard than the facility which is lost and is accessible to its existing users. The change of use will be in accordance with LP Policy 4.6 and CLP Policy C3 formalising and enhancing an existing cultural and leisure facility in Camden, improving the contribution it makes to the night time economy and the functions of the CAZ.

Impact of events use| LP Policy 4.6 and CLP Policy C3 expect the siting of new facilities, or the expansion of existing provision, to take into account its associated impacts. Facilities should be located where as many people as possible can enjoy their benefits and make use of public transport. The CC is an existing venue (so no sequential test has been carried out), it is located in central London and is considered to be highly accessible by public transport with a PTAL of 6b in accordance with LP Policy 4.6 and CLP Policy C3. The impacts of the venue on the existing neighbourhood have been previously managed by the Camden Events Team through their management procedures in order to address the requirements of CLP Policy A1, particularly in relation to noise and vibration from music events. Il Bottaccio has prepared a draft Management Plan, submitted with this application, setting out its approach to management of the venue. The priority in the Management Plan is to mitigate the impact of events held at the CC on the existing neighbourhood, particularly nearby residential uses. This includes managing noise levels, entrance and egress of event guests at night, security and anti social behaviour in and around the venue to address the priorities of CLP Policy C3 and A1. Further details on noise management are set out in the Noise section below. It is expected that the Management Plan will be agreed via the s106 agreement.

Policy C3 also seeks the shared-use or extended access of event spaces for the community in appropriate developments through developer agreements. As set out earlier, IB is committed to providing a community offer as part of its tenancy of the CC. The details of this will be developed and can be agreed via a Section 106 obligation with the tenant in accordance with Policy C3 and C2 of the CLP. This will ensure that the community can still 'share' the use of the space for community based events where possible.

The supporting text at paragraph 4.57 of the Local Plan sets out that cultural and leisure facilities can contribute to townscape value and the special character and appearance of conservation areas and may be heritage assets in their own right. The civic importance of buildings, such as music venues, is often reflected by the quality of their architectural design and internal fabric and fittings. The CC is Grade II listed and was purpose built as an Assembly Rooms to host music events and dances. The architectural quality of the space as an event venue has been retained. The change of use to 'events use' will retain the historic use of the space in accordance with Policy C3.

Mixed Use Policy at Camden Town Hall

Policy reference: NPPF Section 2,6,7. London Plan (LP) policies 4.3. LBC CLP policies H1, H2

Mix of Uses| The LP Policy 4.3 sets out that increases in office floorspace in the CAZ should provide a mix of uses including housing unless such a mix would demonstrably conflict with other policies in the plan. LBC Local Plan 2017 also seeks to maximise the supply of housing in Camden (Policy H1). CLP Policy H2 supports this priority by providing a floorspace threshold for mixed use development in the Central London Area, whereby developments above 200sqm (GIA) must follow the criteria set out in Policy H2 to determine the suitability and type of residential floorspace (or contribution) required. CTH is located in the Central London Area. The refurbishment and development proposals include an uplift in floorspace above the threshold; 357sqm (GIA), a result of enclosing the lightwells and other small increases across the building. The proposals will therefore trigger the requirements of Policy H2 (Part 1).

Part 2 of policy H2 sets out the criteria against which qualifying proposals are assessed to determine if self contained housing should be required as part of a mix of uses proposed on the site. If housing is not suitable, the housing cascade (on site, off site, payment in lieu) will not apply. The following assessment against Part 2 of Policy H2 demonstrates that provision of housing at the Town Hall is not appropriate and that the housing cascade should not apply.

a) The character of the development, the site and the area

Listed status | Any development at the Town Hall must be assessed with regard to its Grade II Listed status (and Conservation Area setting). All proposals should enhance the architectural and historic interest of the building. The proposals will adapt the listed Town Hall building, however, much of the existing fabric, including its principal façade and external appearance shall be maintained. The proposals have been developed to work within the existing building, respecting its heritage significance, while seeking to provide the optimum viable use/s of the building to support its future. This means that there are limitations on the changes that can be introduced to accommodate a residential use.

Current retained and proposed use limitations | The site was purpose built as a Town Hall and is in Sui Generis use. Town Halls are, by their nature, generally public buildings: CTH provides registry services to the residents of Camden and Committee rooms and chambers for local level decision making. The Camden Centre is also largely publicly accessible. The proposals will retain part of the original Town Hall use at ground and 1st floor level. Democratic Services along with Registry Services will also remain at CTH. The building and the character of the development will therefore retain part of its original, historic use and public function. CTH will remain a publicly accessible building in part (via the Judd Street entrance) preserving the historic and communal significance of the building. This is considered to be a significant heritage gain, which could be compromised if space was instead required to accommodate residential uses.

The basement and upper floors of CTH are proposed to be converted to a commercial business use. Typically, these floors (2nd and 3rd) have been used as office space, associated with the administrative functions of the Town Hall use. The basement will be converted from Town Hall support functions to office (for SMEs). Commercial office use is considered to have similar space, layout and use characteristics to the previous Town Hall office functions of these floors. Therefore, their conversion and change of use will not significantly change the character of the building. A residential use is anticipated to require much greater intervention and would be prohibitive to accommodate alongside the Town Hall and other public functions, as well as the commercial uses that are to be accommodated.

The intention is to provide a new dedicated office access on the rear of the building (Bidborough Street) to separate the public face of the building on Judd Street with the private office spaces accessed from the rear of the building. This location has been chosen as the least disruptive, causing the least harm to the significant spaces of the Camden Centre Foyer and to utilise the South East Lightwell as a new circulation core. A residential use, would however, require a separate core and access arrangements, which very large areas of the building being dedicated to this, which would be an inefficient use of space.

The Camden Centre also falls under the Sui Generis Town Hall use of the building through its historic connection and ancillary function. It was purpose built as an Assembly Hall and holds high historic significance as an events space. It has been operated by the Camden Events Team as a commercial event space but also provides a space for local community events. The character of this space (triple height ceiling, with balconies and a stage) means it naturally lends itself to an event/theatre type use in the future. As such, in order to preserve the historic significance of this part of the listed building, it is intended it will continue to function as an event space.

Overall, the character of the site and development proposals being considered reflect the historic significance of the building, directing uses to areas which can enhance the significance of the area and that will involve less physical intervention into the building. It is considered that the character of the development and the site do not lend themselves to a residential use as required by Policy H2.

Environmental constraints | The local area benefits from a wide variety and mix of uses. The site is on the corner of Euston Road and Judd Street, which are busy, heavily trafficked roads. Aligning these roads are a range of large institutions, such as The British Library; major transport hubs including St Pancras Station; large hotels and typical office development with ground floor active uses.

To the south of CTH is Bidborough Street and the Bloomsbury Conservation Area. Bidborough Street is more human in scale and includes a residential mansion block (Queen Alexandra Mansions) and the Argyle Primary School. The street itself is quieter, with less vehicular traffic and pedestrian movement. The Bloomsbury Conservation Area to the south of the site is made up of more residential uses, including mansion blocks, town houses and also a number of university halls of residence associated with UCL.

Currently, CTH provides a buffer for the residential uses to the south of Euston Road from the noise, traffic and pollution that come from this busy thoroughfare. Any residential development within CTH would be more exposed to these environmental conditions.

Of note, CTH fronts the busy, commercial Euston Road and wider St Pancras area to the north of it. Euston Road is one of the 50 most polluted roads in the country, meaning it is not a optimal location for new residential uses where exposure to poor air from openable windows could be detrimental to occupants health.

Euston Road is also a very noisy environment. It is part of the London inner ring road and is heavily used by cars, taxis and buses. As a result the noise environment at CTH is poor with the constant background noise from traffic and regular intermittent noises from emergency services using the ring road. Commercial office and residential are both considered noise sensitive uses, however, it may be more acceptable to mechanically ventilate an office use as opposed to a residential use, which would normally require openable windows and some element of natural ventilation. This would be hard to achieve in a noisy and polluted environment.

Access to public open space and play space in the area around CTH is also limited. There are a number of public squares, including the British Library piazza, Pancras and Granary Squares, but few green open spaces suitable for children in the immediate vicinity. There is no opportunity to provide any amenity space as part of the CTH development.

It is considered that some of the environmental conditions associated with the Euston Road do not lend themselves to a residential use as set out by Policy H2.

b) Site size, and any constraints on developing the site for a mix of uses

Site size | The existing CTH is 11,580 sqm (GIA). It is on a constrained footprint with no opportunity to extend laterally. The only opportunity to extend the building is vertically. However, given the sites status as a listed building and its location in the Kings Cross and St Pancras Conservation Area, the proposal to extend vertically has been removed from the scheme. Therefore, the proposals are limited to the existing building envelope and site footprint.

The available space for new uses is limited to part of the basement, 2nd and 3rd floors. The limited size of the building and the constraints imposed by retention of the town hall uses at ground and first floor limits the opportunity to provide a wider mix of uses including residential use.

Listed Building constraints | The buildings listed status does not mean that no change is acceptable: a certain level of change is acceptable in listed buildings to ensure it can find its optimum viable use. However, it is the scale of change that may be required to the listed building to make it suitable for residential use that may be unacceptable and make the listed building a constraint on the provision of residential use at this site.

This section reviews the potential limitations of a residential scheme for the second and third floors of CTH. This review is based on an early set of concept plans prepared by Tony Fretton Architects (TFA) at the feasibility stage of the project to determine if the upper floors would be suitable for conversion to residential use. However, some of the physical limitations of the listed building and the demands of modern residential standards (set out in the Mayor's Housing SPG March 2016) contributed to the decision to progress a more sensitive, less physically intrusive commercial office scheme on the upper floors of the building. It is understood some residential standards may not apply given that this is a listed building but these are considered as part of the overall suitability of providing residential use at CTH. These limitations are discussed in more detail below. These plans are provided in Appendix 4 for reference.

Daylight and sunlight | New residential units, if proposed, would need to meet the BRE daylight and sunlight standards to ensure an acceptable level of residential amenity is achieved in every dwelling. Levels of daylight and sunlight are important for amenity, health and well-being and for bringing warmth into properties and to save energy by reducing the need for artificial lighting and heating.

While the daylight and sunlight standards of the Tony Fretton Architects floorplans have not been formally tested at CTH, it is possible that the size and location of the existing windows and deep floor plans (particularly on the upper floors where residential use would be provided) would mean that some apartments may struggle with natural daylight and sunlight. Windows on the upper floors are smaller than the primary floors and also have deep window reveals. The unit layouts would need to be tested to ensure the BRE standards are addressed.

Aspect | Modern residential standards also seek to minimise the number of single aspect dwellings. In particular single aspect dwellings that are north facing or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided. This is because dual aspect dwellings provide better daylight, a greater chance of direct sunlight for longer periods, a greater capacity to address overheating, mitigating pollution, access to a quiet side of the building and flexibility in use of rooms. A dual aspect dwelling is defined as one with openable windows on two external walls. On the illustrative floorplans provided, 8 of the residential units are single aspect with a second aspect onto an internal lightwell. The layout of these units is driven by the position of original floorplan features, including the lightwells, stair wells and circulation cores which hold heritage significance. There is limited opportunity to vary the layout of these features due to the nature of the historic interest of the original floorplan, as such the residential units are designed to accommodate these features. It is possible that north facing units, with a second aspect overlooking a light well, may be compromised in terms of daylight, sunlight, noise, natural ventilation given their primary aspect is overlooking the Euston Road.

Access | Any residential use of the upper floors would require a dedicated street level access, separate from the public functions in the building which will continue to use the main Judd Street entrance. The illustrative floorplans indicate a dedicated residential access within the original Camden Centre foyer, off Bidborough Street. The foyer was originally designed as a 'set piece' entrance into the assembly room beyond and as a result holds some historic significance through its association with the Camden Centre. Re-purposing this space as a residential entrance lobby, disassociating it from the Camden Centre and installing a new set of lifts is likely to be considered to compromise the historic significance of this space. There may be alternative locations along the Bidborough Street elevation for a dedicated residential lobby however if the basement is proposed to be used as a SME workspace, a dedicated entrance to this space will also need to be accommodated on the Bidborough Street elevation.

Layout | The residential layouts shown on the illustrative plans also indicate significant changes to the original internal layouts of the upper floors of CTH. It is considered that the upper floors (second and third floor) are typified by the internal circulation corridor that runs around the internal lightwells and circulation cores. This corridor then dictates the layout of office spaces on the external faces of the building. The residential layouts shown remove any reference to this corridor which would compromise the ability to provide suitable residential accommodation. Residential use of these floors is not considered to respect the historic significance of the original floorplan of the upper floors.

Private amenity space | Modern residential standards (the Mayors Housing SPG March 2016) require a minimum provision of 5sqm of private outdoor amenity space be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. The illustrative floorplans provided show indicative residential layouts across the existing 2nd and 3rd floors and a potential new 4th floor. The layouts have been shown to include access to the existing terraces on the third floor where 4 units will have private outdoor amenity space. The new units on the 4th floor will also have access to private amenity space. However, none of the 1st and 2nd floor units (8 units in total) and 4 of the third floor units have no access to any private amenity space. The constraints imposed on the building as a result of its Listing and the significance of the external facades mean that there is no opportunity to provide new balconies or terraces to these units. The lack of private amenity space along with limited access to local public open space in the surrounding area may have a negative impact on residential amenity.

Mix of Uses | As set out above the constraints of the listed building will make it difficult to deliver residential use on site that would meet modern standards and provide adequate residential amenity. The provision of commercial office space on the upper floors is more akin to the existing Town Hall administrative functions and will result in fewer changes to the historic floorplan. While there may not be a direct conflict between providing residential and the remaining town hall functions within the same building (subject to providing a suitable separate access and meeting the residential standards noted) it is considered that there is likely to be a conflict between residential use and the operation of the Camden Centre by a new events company. A regular night time use within the building, with the potential for noise egress and vibration, could have a detrimental impact on residential amenity. It is considered that the commercial office use of the upper floors is less likely to result in conflict with the retained uses within CTH.

c) The priority the Local Plan gives to the jewellery sector in the Hatton Garden area:

CTH is not located in the Hatton Garden Area and as such this point is not considered as part of this policy assessment.

d) Whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses;

A proposal to retain the civic and democratic town hall services at ground and first floor and a new events operator in the Camden Centre would have some operational conflicts with self contained housing. These have been discussed in more detail in the previous section but in summary these are:

- Sound and vibration egress from the Camden Centre which could conflict with residential uses.
- Requirement to provide independent access for residential use and the SME workspace away from the Judd Street access.
- Evening use of Committee Rooms and Council Chamber may conflict with residential use

A less sensitive commercial office use of the upper floors would be more compatible with the retained Town Hall uses. An office use is considered to be most appropriate to the existing character and use of the building. Office use will sit comfortably alongside the remaining town hall functions in the building and use the building at a different part of the day to the events use of the Camden Centre.

e) Whether the development is publicly funded or serves a public purpose

The development proposals at CTH are funded wholly by the London Borough of Camden. The Council has retained CTH as an asset but the building requires a major refit to keep it serviceable and to ensure it has a long term viable use. The Business Case for the development considered a number of options for the future of the town hall and considered that the proposals for a commercial office use most appropriate. The proposals have the following links to the Camden Plan Objectives:

- Providing democratic and strategic leadership fit for changing times – the proposals will address the role of CTH as a focus for democratic leadership and community engagement. Refurbished space for democratic and civic functions will be provided
- Creating the conditions for and harnessing the benefits of economic growth – by creating more spaces for business, including space suitable for SMEs
- Investing in our communities to ensure sustainable neighbourhoods – the proposals will deliver investment to the Council's principal civic building enhancing its use for democratic and community use as well as developing an employment and economic development based opportunity
- Delivering value for money services by getting it 'right first time' – by delivering a refurbished civic building, reducing running costs and providing a long term income stream to support initial capital investment

The proposals also address objectives set out in the new Camden Plan (Camden 2025; Our Camden Plan) – see Section 2 of this Planning Statement).

This is a publicly funded development which will serve a public purpose.

Application of policy H2 | The previous section has assessed the site and the development proposals against the criteria (a-e) of Policy H2.

The criteria has been used to consider whether self contained housing is required as part of a mix of uses on a site. There are a number of characteristics of the site, the area, the development proposals and constraints on the building as a result of its Listing which make provision of self contained housing unsuitable. The provision of a commercial office use on the upper floors is a more sensitive and more compatible use of these floors of the building. The proposed mix of uses is considered to be compatible with the retained historic uses and the character of the existing listed building.

As such, the third part of Policy H2 has not been addressed (criteria f-j) as it is considered that housing is not a suitable use for CTH. It is concluded that the housing cascade; provision of housing on-site, off-site or a payment in lieu, will therefore not apply at CTH.

Design and Townscape

Policy reference: NPPF: Section 12, 16. LP policies 7.2; 7.4; 7.5; 7.6; 7.7. Shaping Neighbourhoods: Character and Context SPG; Accessible London: achieving an inclusive environment SPG. CLP policies D1,D2, C6, A5 and CPG Design, Access

Paragraph 124 of the NPPF emphasises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities. It highlights how effective engagement is essential throughout the process. Development should maintain a strong sense of place and be sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. Good design is also central to the objectives of the LP, as a means of creating a city of diverse, strong, secure and accessible neighbourhoods. LP and LBC policies seek to promote development that reinforces or enhances character, legibility, permeability and accessibility. Of note, CLP Policy D1 sets out the basis for ensuring the promotion of good design principles, the Council will require that development respects local context and character, preserves or enhances the historic environment, is sustainable, is high quality, integrates with surrounding streets, is inclusive and accessible for all, promotes health is secure, responds to natural features, incorporates high quality landscape, outdoor amenity space, preserves strategic and local views and carefully integrates building services equipment.

Design evolution | As set out in the DAS and Heritage Statement the history and significance of the Town Hall has informed the design development. The proposals have developed over the last 12 months during pre-application discussions with LBC Officers. The scheme included the potential for a fourth floor extension to be added to the existing building, this was developed to address the existing building and context and to minimize harm to the historic building. However, as part of the design development, addressing comments and feedback received through consultation (discussed in more detail below and in the accompanying Statement of Community Involvement), it was decided that the proposal was not going to be progressed and instead a scheme excluding the fourth floor developed. The scheme still includes certain roofscape alterations including the replacement of the 1990s conservatory with a new pavilion structure.

The section below considers the form of the new build pavilion proposed at third floor level. In particular, the existing townscape, amenity and immediate heritage context. Full details of the design are set out in the DAS by Purcell. Further assessment on the heritage approach is also in the Heritage Statement prepared by Purcell. From the outset, the approach to CTH has been for a sensitive approach that would sustain and enhance the listed building while delivering new uses and providing a long term viable use of the site.

Design of third floor pavilion | The proposals include the demolition of the existing third floor conservatory, added in the 1990s, and replacement with a new pavilion building. The location of the pavilion will match the current conservatory and enclose the Council Chamber plant room and south east light well circulation core. The scale and massing of the pavilion has been developed to respect the existing building and respond to the original position of the conservatory, historically designed for an extension. The pavilion has been designed to sit sensitively within the existing fabric of CTH to respect the local context and character and address CPL Policy D1(a).

It will abut CTH below the existing eaves of the adjacent roof pitches and rest lightly along the existing parapet edge to minimize impact on the listed building as required by CLP (D1(b)). The materiality of the proposed pavilion is of high quality in accordance with CLP Policy D1(e) to ensure it complements the existing building and local character. The façade will be blackened powder coated aluminum, and will contrast with the white glazed bricks internal faces of the Town hall building and lightwells, while taking cues from the existing blackened steel window frames. The form and rhythm of the curtain wall façade will tie in with the arrangement of the existing structure expressed in the existing facades.

The height of the pavilion will be lower than the conservatory to respect the local context and character in accordance with CLP Policy D1(a) and in order to preserve strategic and local views, as required by CLP Policy D1(m). The new pavilion will have minimal impact on surrounding townscape and amenity as demonstrated in the verified views included in the DAS. It will be lower and less visible than the current conservatory improving local townscape, the appearance of the listed building and the setting of the Kings Cross and Bloomsbury Conservation Areas. The existing visible lift motor room and other plant will be removed and rationalized and new plant located in the centre of the roof to minimise its visibility from townscape views in accordance with CLP Policy D1 parts (m) and (o). As with the rest of the Town Hall proposals, the pavilion will be designed to be sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation, CLP Policy D1(c). While it has been designed as a typical office floorspace, it will be adaptable for different uses and activities if required to address CLP Policy D1(d).

Design Approach to the listed building | The remaining proposals within CTH are considered to be alterations and adaptations to the existing listed building. These have also been designed with excellence in architecture and design at their core and to respect the historic significance of the listed building to address CLP Policy D1(b).

The existing building is characterized by Portland Stone facades with black steel frame windows and timber doors externally with marble and parquet floors. Timber paneling to walls and vaulted or corniced plaster ceilings are also found internally. This existing context and character has been used to develop proposals for new works within the building in line with Policy D1(e). The new works within the building are split into two approaches which have been developed to respect the significance of the listed building.

1. Where proposed works are read in conjunction with the existing, the materials used should help to create a harmony of design and the palette be derived from the surroundings
2. Where a new use is introduced, the design announces itself as a modern intervention, complimentary but legible.

The new material palette focuses on materials that are simple in nature but will age with the building, picking up a patina of use that highlights the quality of the material in accordance with CLP Policy D1(e). This will ensure that new additions to the building will not compete with the decorative nature of the patterned marble floors and timber paneled walls. The main example of this approach is the new office entrance on Bidborough Street.

Here the new doors in Blackened steel and glass reference the character of the windows they have replaced, expressing the frames and contrasting the nearby existing heavy timber doors. Internally, the entrance is marked by a large bronze portal and reception desk. The warmth of the bronze seeks to balance the polished concrete floor providing a welcoming reception. The new glazed screen behind the reception desk takes its design cues from the black steel frames to the windows.

The proposed materials will contribute to the historic interest and cultural significance of the building. Overall, the proposals incorporate the highest quality materials which complement (and not necessarily replicate) the local architectural character, in line with LP policy 7.6. The development will be built to the highest quality standards, incorporating principles of good design, thereby complying with local plan policy DM1.

Access | CLP Policy C6 promotes fair access that removes barriers that prevent everyone from accessing facilities and opportunities. Access has been at the core of the design work at CTH. Being a public building it is important that CTH retains its current accessibility and improves this at new entrances and openings being created in accordance with Policy D1(g), Policy C6 and the CPG on Access. The proposals retain and upgrade the existing ramped access at the Judd Street entrance and the new openings at Bidborough Street and Tonbridge Walk have been designed to ensure they are fully compliant with accessibility standards, this includes adapting the paving to ensure the approach to the new entrances are level and accessible. Access around the CC entrance has been improved to provide a new ramped access, extending the public realm out at entrance level. The existing on street disabled parking bay will also be retained. Full details are included in the Design and Access Statement prepared by Purcell.

Street Frontages | As discussed the proposals include opening up the façade on Bidborough Street and Tonbridge Walk to provide additional access points for the new office uses and the CC. These openings will increase the active frontages around CTH and allow people on the street to see inside the building and improve accessibility in and around the building in accordance with CLP Policy D1(f).

Basements | CLP Policy A5 relates to the construction of basements and other underground development. A basement is classified as a floor of a building which is partly or entirely below ground level. There is an existing basement level at CTH, the proposals do not include a further additional basement floor below CTH, however, there are targeted areas of excavation proposed under the existing basement which will facilitate the proposals, these include new lift pits and excavation for drainage and attenuation tanks. These areas are not considered to be a new 'floor' of development under the building. However, the areas of excavation have been assessed against Policy A5 and a Basement Impact Assessment has been prepared and is submitted as part of the application. The excavation is within the footprint of the existing building and is not expected to cause any harm to neighbouring properties. The structural, ground and water conditions in the area have been assessed and will be continually monitored as part of the proposals. The excavation will not be perceivable to the public and not impact the character of the building, nor the architectural significance of the listed building. The excavation will provide attenuation tanks to improve the drainage and run off as part of the overall sustainability strategy for the building and are considered an important part in securing the sustainable future of the building.

Heritage

Policy reference: The Planning (Listed Building and Conservation Areas) Act 1990. NPPF Section 7; 12; 16. LP Policies 7.4; 7.6; 7.7; 7.8; 7.9. LBC D2, Kings Cross and Bloomsbury Conservation Area Appraisals.

Detailed analysis of the relevant planning policies relating to the heritage context is set out in the accompanying Heritage Statement. At a statutory level, tests for the assessment of planning applications affecting listed building or conservation areas are provided in the Planning (Listed Building and Conservation Areas) Act 1990. Section 66 (1) relates to applications that affect a listed building or its setting. It requires the decision maker to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Section 72(1) relates to applications affecting a conservation area. It states that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

The NPPF seeks to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (paragraph 184). Great weight should be given to an assets conservation – the more important the asset, the greater the weight should be (paragraph 193). The LP Policy 7.8 requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

LBC CLP Policy D2 states that the Council will preserve and where appropriate enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and listed buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site;
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

In relation to listed buildings, Policy D2, the Council will:

- Resist the total or substantial demolition of a listed building
- Resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- Resist development that would cause harm to the significance of a listed building through an effect on its setting.

Use | The approach to the uses in CTH has been addressed earlier in this section, setting out the mix of uses proposed which will sustain the long term future of the building while protecting the historic significance of the original Town Hall Use. Of note, the approach to the Sui Generis Town Hall use has been provided which explains the approach to retention of some of the original town hall uses within CTH. This will protect the significance of the historic use of the building while finding suitable complementary uses which will sustain the building in the long term. While CLP Policy D2 does resist the change of use of a listed building, it is considered that by retaining some of the most important town hall functions, which are also publicly facing facilities, this will retain the significance and not cause harm to the special architectural and historic interest of the building. Likewise, the CC, originally designed as an assembly rooms, will retain its original use as an events space, hosting music and dance events, just under a different management. The change of use of the second and third floor and part basement, from Sui Generis (Town Hall) will result in the loss of some town hall floorspace but this has been relocated within the borough to 5 Pancras Square. The introduction of new office uses in these locations will support the long term viable use of the building, providing a new rental income for the Council and enable Camden to retain the freehold of this historic asset.

Alterations and Extensions | The proposals do include alterations and extensions to the listed building. The proposed development will enable a much valued Grade II listed building to be retained in beneficial public use and enable the preservation of its features of special interest. Proposals will seek to repair and refurbish the interior and exterior of the listed building, to protect the character of the listed building in line with the NPPF and CLP Policy D2. The proposals have been developed with the significance of the listed fabric in mind, and developed to sensitively restore and protect areas of high significance, while directing the most change (eg. the replacement 3rd floor extension) to those areas of lesser historic significance in accordance with CLP D2 and the NPPF. The sympathetic design approach will ensure that there is no adverse impact on the character, fabric or identity of the listed building, or any other heritage assets in the vicinity

Demolition | The proposals include minimal demolition in order to preserve the special interest of the listed building. Where demolition is proposed it has either been located in areas of lesser significance, including the removal of the 1990s conservatory, later roof additions and the 1960s Euston Road entrance, or in areas where the harm can be justified by the public benefits of the specific proposal, for instance the opening of the facades to create new entrances. These entrances will facilitate the new uses and the long term use of the building.

Overall, the proposals have been designed to preserve and enhance the key aspects of the significance of the Town Hall, to remove or reverse ill-considered, detrimental additions or alterations to adapt the building for new uses. The interventions and enhancements will ensure that the building continues to have a civic and democratic function and a viable future. The new interventions proposed have been sensitively designed to be complementary to the character of the listed building and where appropriate are clearly contemporary in their appearance and materiality. Conservation repairs are proposed to the existing highly significant interiors and external envelope which will enhance the appearance of the building and ensure the survival of its historic fabric. Although changes to the layout are proposed, which will require loss of historic fabric, the core parts of the plan form are to be retained or will remain legible through downstands or surface finishes.

Although some localized harm to the significance of the building has been identified in the Heritage Statement, this constitutes less than substantial harm in NPPF terms and is more than outweighed by the heritage and wider public benefits of the proposal. Public benefits include:

- Improved accessibility
- Improved environmental performance and sustainability
- Retention of the original civic and democratic uses within the building
- Finding a long term viable use of the building
- Retention of a community use within the CC

Overall the significance of the listed building will be enhanced.

Conservation Area | In relation to conservation areas, Policy D2, the Council will:

- a. Require that development within conservation areas preserves or where possible enhances the character or appearance of the area
- b. Resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- c. Resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- d. Preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage

CTH is located in sub-area 3 Euston Road of the Kings Cross Conservation Area. The character of this area is dominated by CTH and the stations on the opposite site of Euston Road. CTH is one of the most important buildings within the sub areas and the wider conservation area, contributing the character and appearance of the conservation area. It is also within the setting of several important listed buildings. CTH, by its classical appearance of the elevations and distinctive roofscape, makes a contribution to the special interest of the conservation area.

The proposals have been developed to ensure that this contribution is enhanced through sensitive upgrades and restoration of the historic asset. The impact of the scheme in relation to the significance of the CA has been assessed in detail, informing the external proposals, including the replacement pavilion its massing, height and design from the beginning. The proposed design responds specifically to its CA context, drawing on any positive features and reinstating historic details, including cleaning of the Portland Stone façade, repair and refurbishment of the original windows and removal of unsightly negative elements including the lift motor room. The removal of the 3rd floor conservatory will enhance the appearance of the conservation area by the removal of a detrimental feature. The new 3rd floor extension will not be visible from street level and would therefore have no impact on the Conservation area. New rooftop plant has been positioned to have virtually no visual impact from the street level and so there will be no resultant impact on the conservation area. Plant will also be screened so it is concealed from the setting of surrounding buildings.

The proposals will further the contribution CTH makes to the character and appearance of the conservation area, improving the local townscape and appearance of the heritage asset in accordance with Policy DM2. The proposal will also enhance the setting of other heritage assets due to the improvements to the visual integrity of the listed building through external repairs and representation.

Transport impacts

Policy reference: NPPF Section 9. LP policies, 6.1, 6.3, 6.7, 6.9, 6.10, 6.13, 7.1; 7.2, 7.5, 7.14. Mayor's Transport Strategy. LBC policy T1, T2, T3, T4 and CPG Transport

The NPPF encourages active management of patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. Developments should support an appropriate mix of uses, encourage pedestrian and cycle movements, and have access to high quality public transport facilities.

The LP echoes the above, stating at Policy 3.16 that facilities should be accessible to all sections of the community and be located within easy reach by walking, cycling and public transport. The existing building is located in an extremely accessible location as described above, it has a PTAL 6b. There is no existing dedicated car parking for CTH, other than a disabled parking bay on Bidborough Street. There are 6 existing on street cycle parking stands on Bidborough Street and 7 on Judd Street adjacent to the CTH entrance. The proposed development is of a scale, form and type that will continue to promote walking and cycling specifically through the provision of a high number of cycle spaces for staff within CTH and new on street cycle parking. No standard car parking spaces are proposed (with the exception of a disabled space) as required by Policy T2. The following provisions have also been made:

- **Public Transport** | The site has a PTAL rating of 6b which is regarded as excellent public transport accessibility. It has particularly good links to bus routes, as well as the London Underground at Kings Cross, and main line routes out of Kings Cross and St Pancras. It is also located opposite the international routes operating from St Pancras station. As such, it is anticipated that the preferred mode of transport will be public transport, walking or cycling in accordance with the priorities in Policy T1.
- **Travel Plan** | In accordance with CLP policies and CPG Transport, a draft Travel Plan is submitted with the application. This seeks to influence the travel behaviour of visitors to the building by encouraging sustainable modes of transport.
- **Parking** | In line with LP Policy 6.13 and CLP Policy T2, the development will be car free due to its highly accessible transport location, with the exception of the existing on street disabled bay for users of the site, located on Bidborough Street.
- **Cycling** | The site is in an area with good provision of pedestrian and cycle links. A minimum of 62 long-stay cycle parking spaces are proposed inside the building, in a secure basement cycle store which will be accessible from street level by lift. Suitable shower facilities will be provided as required by Policy T1. A total of 13 short-stay cycle parking spaces are proposed, which will be covered by the existing provision on Bidborough Street where there are 26 existing short stay spaces. This is in accordance with cycle parking requirements identified under the adopted LP and CLP. By meeting standards, visitors and employees at the site will be continually encouraged to travel by this mode.
- **Loading bay** | As part of the proposals a new loading bay will be proposed on Bidborough Street, this will provide a dedicated location for servicing the site and reduce potential congestion on Bidborough Street. This will require the removal of the motorcycle bays and some on street car parking bays, the loss of these has been justified and explained in detail in the accompanying Transport Statement.

The Transport Statement has reviewed the forecast trip generation as a result of the proposals. It is expected that the proposal will result in a marginal increase in person trips on various modes across the transport network. Importantly the anticipated trip generation is expected to be nominal and will not have a detrimental impact on the highway network due to the car-free nature of the scheme and its accessible location. The number of delivery and servicing movements associated with the development is anticipated to be nominal.

Amenity of adjoining occupiers

Policy reference: NPPF Section 1; 12, 14. LP policies 3.2; 5.3; 5.4; 7.6; 7.14; 7.15. GLA Sustainable Design and Construction SPG. LBC A1, C5, A4, CPG Amenity

The NPPF recognises the importance of securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings. LP policy 7.6 states that buildings should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. LBC Policy A1 seeks to protect the quality of life of occupiers and neighbours and will grant planning permission for development unless it causes unacceptable harm to amenity. The proposals have evolved over time with full regard to the proposed mix of uses, ensuring that the amenity of different uses within the building and the amenity of neighbours is protected in accordance with Policy A1.

Noise | An Acoustic Report is submitted in support of the application to address the requirements of CLP policy A1 and A4. In summary, a noise survey has been undertaken at the site to determine existing background noise levels. Based on the results, and having regard to LBC's policy requirements, the impact of plant noise, noise egress from the Camden Centre, noise within the building and between uses has been considered.

- **Plant Noise** – the plant noise emission limit outside noise-sensitive receivers near Camden Town Hall is 34dBLArTr at daytime and night time based on the planning requirements and background noise level measurements. Noise control measures/mitigation that allow the proposed landlord plant to achieve this limit are set out within the Noise Statement and include in-duct attenuators and acoustic enclosures.
- **CC Event noise** - To comply with the Camden policy requirements music noise levels within the CC should be limited to 92dBLeq (15mins) and 85dBLeq5min,63Hz. To allow for higher sound levels to be generated further enhancements to the building envelope would need to be made. While it is understood that the Council adopts the Agent of Change principle to identify the person responsible for change to the noise environment, it should be considered that while the CC requires a change of use to reflect its new management, it has operated as an event space for a number of years and so there are not expected to be any significant changes to the noise environment as a result of the change of use.
- **Internal noise transfer** – to reduce the risk of disturbance to the occupants of the new office spaces on Levels 2 and 3 in CTH, daytime music noise levels in the centre of the CC should be limited to approximately 82dBLeq and 64dBLeq5min63Hz based on the existing fabric of the building
- **External noise transfer** – to reduce the impact of the external noise environment, particularly the impact of Euston Road, on the uses in CTH, the performance of the existing windows needs to be improved. As such the windows strategy includes a proposal for refurbishment and new secondary glazing.

By controlling noise to the levels outlined within the report, no adverse impact on surrounding properties will arise. In addition, noise mitigation measures have been considered, which will be refined during the technical design stage to comply with Policy 3.2 and 7.15 of the London Plan and A1 and A4 of the CLP.

Daylight and sunlight impact | The proposals include the replacement of the existing third floor conservatory with a new pavilion. The Pavilion will be lower than the conservatory and will not protrude above the existing pitched roofs. For this reason there is not considered to be any impact on daylight and sunlight of neighbours nor within the building.

Management of the CC| The CC has operated as an event venue hosting a wide range of events, from day time meetings to evening music concerts meeting the 900 person capacity. The Camden Event team has managed each hire to minimise any adverse impact on local amenity, in particular the local residential amenity on Bidborough Street. The current indicative information provided by IB suggests an average of 200 events a year compared to the previous average of 280 a year. As a result the intensity of the use will be reduced under the new management. CLP Policy C5 aims to make Camden a safer place, part (d) and (e) seek to create and promote safer streets and public areas. It aims to address cumulative impact of entertainment uses with organisations taking responsibility for reducing crime through effective management.

It is not anticipated that the associated impacts of the CC will be significantly different to those when it was operated by the Camden Events Team. In fact, it is expected that the impact will be reduced by the type of event/client expected, intensity of the user and improved management. IB is very aware of sensitive neighbouring uses as described above intends to develop detailed management strategy to manage an impact on local residential amenity as required by Policy C3 and A1. The principles of this are described and a draft of this management plan has been submitted with the planning application.

Camden Centre Management and Operations

Operations and Management | Like its other venues, IB has drafted a management strategy which sets out details of the operations of the venue, key contacts and venue policies. IB will operate under the existing venue license. IB is mindful of the local neighbourhood and sensitive neighbouring uses so will control the number of events run at maximum capacity and to the maximum hours. IB will also put in place management procedures to mitigate any impact on local amenity.

Staff | IB staff will be permanently based on site during typical office hours. Up to two maintenance staff will also be based on site. The numbers of temporary staff on site will depend on the type of event taking place. This could reach a maximum of 100 staff (to be included within the maximum venue capacity).

Management of Guests | The management of guests (arrival and departure) will depend on the type of event and timing (part of the day) that it is taking place. Details for specific types of events are included in the Draft Management Plan. However, the following general principles will be used.

- Guests will be ushered out of the venue exit closest to Euston Road following late night events to minimise noise exposure on Bidborough Street
- Bidborough Street entrance will be used for arrival and egress in the daytime and early evening only. The entrance will be closely managed by security staff whom will manage the arrival of taxis to the site and usher guests into the main entrance foyer.
- The CTH Travel Plan principles will be adopted and guests notified of the best ways to access the venue by public transport.
- Smoking area to be cordoned off, manned with security and numbers controlled. Ashtrays will also be provided.

As demonstrated by the indicative client lists the types of client and events are not expected to result in anti social behaviour.

Noise | A noise strategy will be developed to mitigate noise and disturbance and may include:

- door curtains/exploring sound insulation
- Staggering exit times
- Full security presence and egress strategy

Servicing and Deliveries | IB will not have any regular servicing and deliveries beyond those required for the operation of the CTH building as a whole. Individual events will require specific deliveries to the site. These will be carefully managed from an approved suppliers list to ensure they are familiar with the site and management procedures. Specifically deliveries will be timed to avoid arrival and departure of school children (Argyle Primary School) and to minimise impacts on residential amenity

Security | IB use a private security firm called SQR Group whom provide security at its other venues. SQR Group has provided the management strategy for 8-9 Grosvenor Place. IB intend to use this security firm to provide security at CC events. This will include provision of 1 security guard for every 50 guests. The security guards will be present on arrival and departure of guests. This will help control and contain any anti social behaviour in accordance with CLP Policy C5(e).

Venue Capacity and License | While the CC has a maximum capacity of 900 people, IB consider that their typical events would have a maximum of around 400 guests. As noted on the previous page, the most common type of event expected at the CC is a evening dinner and reception. This would typically be a seated event with 300-400 people. IB would only use the maximum operating hours on an infrequent basis.

Energy and sustainability

Policy reference: NPPF Section 2, 14. LP policies 3.1, 5.1; 5.2, 5.3, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11. Sustainable Design and Construction SPG; Mayor's Climate Change Adaptation Strategy; Mayor's Climate Change Mitigation and Energy Strategy; Mayor's Water Strategy, Mayor's Sustainable Design and Construction SPG, Energy Assessment planning guidance (March 2016). CLP Policies CC1, CC2, CC3, CC4, CC4, A3 and CPG Energy

The NPPF recognises that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy. The LP Policy 5.3 requires development proposals to demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

Energy | The Energy Statement confirms that the proposed energy strategy adheres to the principles of the 'be lean', 'be, clean', 'be green' from the Mayors energy hierarchy to meet the objectives of LP Policy 5.2 and CLP Policy CC1:

- **Lean |** Due to the listed status of the building, lean saving opportunities are restricted. Passive and active lean measures include upgrading the windows to improve thermal performance, covering over 3 lightwells and installation of highly efficient building services. These result in a 38.7% reduction in CO₂ emissions over the existing baseline building.
- **Clean |** The feasibility of including clean measures has been assessed including CHP and a connection to a district heating network but due to the scale and location of the building were not feasible.
- **Green |** A range of renewable technologies were assessed for the site. Air source heat pumps (ASHP) were found to be the most appropriate and are proposed for the building and result in a further 32.7% improvement over the 'lean' building. The green measures achieve a 20% reduction in CO₂ emissions from onsite renewables.

The overall reduction in carbon emissions of the existing building is 58.8% which is a significant achievement in a listed building. This exceeds the GLA Energy Assessment Guidance target of a 35% improvement over the baseline existing building. This addresses LP Policy 5.7, 5.8 and CLP Policy CC1.

The proposed air source heat pumps exceed the CLP Policy CC1 requirement for developments over 500sqm gross internal floorspace to achieve a 20% reduction in CO₂ emissions from onsite renewables. A Low and Zero Carbon Assessment has been carried out to address LP Policy 5.7 and 5.8.

The Energy Statement reviews in detail the various measures to improve energy efficiency and achieve carbon reduction measures across the building to address the LP Policies 5.1, 5.2, 5.6, 5.7 and 5.9, and CLP Policies CC1 and CC2. The strategy has been to propose measures to minimise the effects of climate change and meet the highest feasible environmental standards that are financially viable in line with CLP Policy CC1 whilst taking into account the various constraints of the site, including the listed fabric. Policy D2 of the CLP notes that the Council will consider the public benefits gained from the improved energy efficiency of retrofitting listed buildings with sustainability measures.

BREEAM | Sustainability has been core to the design of the building to ensure that the development will have minimum impact both during construction and operation. Full details are set out in the Sustainability Statement. The proposals will seek to achieve BREEAM Excellent rating in accordance with Policy CC2 and Policy 5.3 of the London Plan. Policy CC2 (h) requires non domestic developments of 500sqm or above to achieve 'excellent' in BREEAM assessments and encourages zero carbon from 2019. As the project is predominantly a major refurbishment the project is assessed using the BREEAM Refurbishment and Fit Out. In accordance with the Camden CPG Energy Efficiency and Adaptation (Draft November 2018) the BREEAM strategy has been developed to target the minimum standards for specific categories:

- **Energy: minimum 60% | project target 62.5%**
- **Water: minimum 60% | project target 89%**
- **Materials: minimum 40% | project target 69%**

A BREEAM Pre-assessment is included in the Sustainability Statement.

To address LP Policies 5.10 and 5.11 and CLP Policy CC2 and A3 the proposals include biodiverse planting and green/sedum roofs to the terraces areas, utilising blue roofs to reduce surface water run-off, and new attenuation tanks which will store rain water run off to meet potable water demands within the building. The blue roof system and attenuation tanks will offset more than 50% of potable water demand within the building and combined with highly efficient sanitaryware will achieve four of the five credits available and address LP Policy 5.3 and CLP Policy CC3.

Air source heat pumps are proposed to minimize emissions associated with gas-fired boilers and address LP Policy 5.1 and 7.14 and CLP Policy CC4. High Efficiency filters will remove pollutants from incoming air. In order to address occupant comfort and avoid overheating in accordance with LP Policy 5.3 a full thermal dynamic analysis to provide a comfortable environment within the building will be carried out.

In order to address CLP Policy CC5 the project has targeted a number of waste specific BREEAM credits. A pre-refurbishment audit shall be undertaken and re-use or recycling prioritised as part of the construction works. The Contractor will be required to deliver 95% diversion from landfill for construction and demolition waste.

Other environmental

Policy reference; National Air Quality Strategy; Draft Clean Air Strategy. LP policies 3.1, 5.2, 5.3, 5.10, 5.11, 5.12, 5.13, 5.17, 5.18, 5.19, 5.21, 5.22, 6.3, 6.13, 7.2, 7.4, 7.8, 7.14, 7.15, 7.19. Mayor's Transport Strategy; Mayor's Control of Dust and Emissions During Construction and Demolition SPG; London's Municipal Waste Management Strategy. CLP Policies CC3, CC4, CC5, A3

Air quality | CTH is located in an Air Quality Management Area (AQMA). LP Policy 7.14 requires development proposals to minimise exposure to existing poor air quality and make provision to address local problems of air quality. CLP Policy CC4 seek to ensure the impact of development on air quality is mitigated to reduce exposure to poor air quality. An Air Quality Assessment is submitted in support of the application as required by CLP Policy CC4. This document summarises the approach taken by the project team to improve air quality and reduce any potential impacts of air quality on the surroundings, to meet London Plan and LBC policies.

- **Construction phase:** The accompanying Air Quality assessment includes a Construction Dust Assessment as required by the London Plan. This concludes that, taking into consideration the dust emission magnitude (small) and sensitivity of the area (high), the scheme has been classified as low risk to dust soiling and human health impacts from construction and track out. The scheme has been classified Medium risk to dust soiling and human health impacts from demolition. Specific mitigation to minimise the risk of dust soiling and human health impacts of the proposed scheme is described in the AQA. Following the implementation of appropriate mitigation for medium risk sites, the effects of dust soiling and on human health should be negligible and the impacts would therefore not be significant.
- **Operational phase:** To determine baseline and operational phase air quality conditions at the proposed development, an Air Quality Neutral Assessment (AQNA) has been undertaken as part of the Air Quality Assessment. The calculation of emissions from the proposed development are then compared to the benchmark values and the site has been found to be air quality neutral.

- **Operational Traffic Emissions** - the roads around the development have potential to impact air quality as a result of operational traffic exhaust emissions of NO_x and fine particulate matter. The development is car free and changes in traffic flow on local roads is likely to be low. The air statement compares the Transport Emissions Benchmark with the Total Transport Emissions and these are within the benchmarks.
- **Combustion Emissions** – the proposals do not include the installation of any on-site combustion as air source heat pumps are being proposed. The works will however allow space for future tenant of the CC to install a heating unit which could have emissions. As it has not been possible to include future plant installation in the AQA any future plant installation may need to undertake an AQA (via a planning condition)

Flood risk | The site is located within Flood Zone 1, which means that it has a low probability of flooding (less than 1 in 1,000 annual probability of river or sea flooding). As the site is smaller than one hectare and is not affected by sources of flooding other than rivers and the sea, a Flood Risk Assessment is not required. As discussed below, the proposed development will result in improved runoff rates, which will help to reduce the likelihood of surface water and sewer flooding in the area. This is compliant with CLP Policy CC3.

SUDS | To meet the requirements of LP Policy 5.13 and CLP Policy CC3, the SuDS strategy for the site is to implement measures to reduce the surface runoff from the site. Due to the listed status of the building and its constrained site boundary, the areas for SUDs measures are limited. However, as explained earlier measures will be incorporated on the third floor terraces, including a blue roof system and attenuation tanks which will manage surface water. It is expected that this system will offset more than 50% of potable water demand within the building. When combined with a green/sedum roof and biodiverse planting this will help to reduce surface water run-off compared to the existing building and to support Policy A3 of the CLP.

Waste | An Operational Waste Management Plan is submitted with the application, which sets out a proposed strategy that will be implemented for waste management during the operational period. The key objective is to reduce, reuse and recycle as much waste as possible that is generated from the various uses. As required by CLP Policy CC5 the proposals include facilities for the storage and collection of waste and recycling.

Construction impacts | In accordance with CLP Policy A1 a Draft CMP is submitted with the application, which sets out a proposed management strategy that will be implemented to bring materials to and from the site during the construction period. The key objective is to minimise the impact of the development's construction traffic and any associated impacts on surrounding occupiers. The Outline CLP includes outline measures which seeks to resolve any potential issues, including dust mitigation measures as set out in the AQA.

6. Summary of consultation

A wide range of consultees and neighbours have been involved in discussions throughout the preparation of the planning application for CTH.

Policy context

Planning policy guidance encourages comprehensive community involvement and pre-application discussions to help shape appropriate development proposals. The NPPF confirms that *“early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”* (paragraph 39).

Strategy overview

There has been continuous and in-depth consultation with LBC planning and conservation officers, from the initial concept stage through to the final design presented as part of these proposals. The project team has also consulted other statutory consultees including HE, other local amenity groups and local stakeholders. These discussions and subsequent feedback have been a very valuable part of the process, informing and enriching the scheme. The summary below focuses on the discussions held with LBC and HE. The SCI is a more detailed and full account of the wider consultation process.

LBC officers

Initial discussion with LBC officers commenced in May 2018 with an onsite meeting to discuss the concept proposals for the town hall. This was followed up with a detailed site visit with the Conservation Team to fully understand the building. These first meetings were to discuss the project aspirations, the historic significance of the building, and the key moves proposed. Feedback from this initial meeting was positive, supporting the aspirations of the project, the proposed mix of uses and the principle of many of the proposals. Further information was required on some of the proposed interventions into the Listed fabric. Following this initial meeting four further pre-application meetings were held. Key topics, including land use, design and heritage, were outlined and discussed at these meetings. Officers were welcoming of the proposals for the Camden Centre, including the proposed tenant Il Bottaccio and the proposed community offer. Officers were generally supportive of the listed building works, including the approach to the more significant ground and first floor areas.

Alongside the planning and conservation meetings other specialist officers from transport and sustainability were consulted in the pre-application stage as required. These meetings and the advice received formed an important foundation for the scheme that was subsequently developed.

Historic England

HE also attended the first couple of pre-application meetings with LBC Officers. After these first meetings HE were content to be updated on the progress of the scheme as necessary. HE welcomed the principles of the scheme and proposed uses. In particular, the retention of civic uses in the highly significant spaces such as the Council Chamber and first floor offices. HE also welcomed the retention, rationalization and repair of the Judd Street entrance. Before the removal of the 4th floor from the scheme, HE notes that the proposed single storey extension had been designed to have minimal structural impact on the existing building fabric. HE's full assessment of the impact of the 4th floor would be subject to receipt of the full townscape assessment (including verified views). The fourth floor was removed from the scheme before this was needed.

Twentieth Century Society

The Twentieth Century Society were approached with an update (via email) about the scheme in January 2019. This included a summary of the latest scheme including a copy of the latest pre-application design document for its review. This update followed a site visit organised for the Twentieth Century Society in August 2018 as part of its review of historic town halls – this site visit was independent of the project proposals. To date no further correspondence has been had with the Twentieth Century Society.

Bloomsbury Conservation Area Advisory Committee (BCAAC)

The BCAAC were consulted as part of the overall stakeholder engagement strategy for the CTH proposals. The details of these meetings are provided in the SCI. The BCAAC's comments related to the impact of the previously proposed 4th floor on the natural light provision to the building, in particular the loss of natural light from covering over the lightwells and the council chamber. These issues have been subsequently resolved by removal of the 4th floor extension from the scheme.

Summary of LBC pre-application comments

Summary of LBC Officer comments

4th Floor – The principle of the 4th floor extension was discussed from the 1st pre-application meeting. Officers noted that they would need to see a full townscape impact assessment to understand the impact of the extension. Officers supported the principle of the extension being set behind the existing pitched roofs and felt the contemporary design of the extension was moving in the right direction. Officers were concerned about the height of the extension and noted this should be as low as possible to match the height of the existing pitched roofs as closely as possible.

The decision to remove the proposal for the 4th floor extension from the scheme was taken in response to feedback.

Third floor terrace extensions – The proposal to extend the building at third floor onto the existing terraces was discussed at the first two pre-application meetings. Officers were strongly opposed to this part of the scheme, noting that the form of the building in this location contributed to the architectural integrity of the building and should not be altered.

The Client took the decision to remove this part of the proposal from the scheme in response to feedback

Bidborough Street elevation – The alterations proposed to the Bidborough Street elevation were discussed throughout the pre-application process. This included agreeing the principle of needing to provide a dedicated entrance for the new office use along this elevation. The detailing and design developed in response to Officer feedback. This included the detailing for the new office reception and lobby area.

Camden Centre – The proposals for the CC have been discussed with Officers. In particular, the principle of opening up the Tonbridge Walk elevation to provide two new entrances, the design and detailing of these entrances has been discussed with officers and their feedback has helped develop the proposed option. Likewise, the internal entrance sequence from Tonbridge Walk and the principle of the new lift, dumbwaiter and works to the staircases. Officers were supportive of the new entrances which would help mitigate any impacts from noise from events on the existing residents in the area.

Uses – The proposed mix of uses has been discussed with Officers. The retention of the civic and democratic services within the building was seen as positive and welcomed. Officers requested a policy justification against Policy H2 relating to the mix of uses and the trigger to provide housing onsite. A policy note was provided for discussion at the pre-application stage and it was agreed in principle that housing was not appropriate for the site. The change of use of the CC has been discussed including the requirement to include an offer for provision of the space for community groups which was welcomed by Officers. The provision of affordable workspace was also welcomed by Officers.

Lightwells – The principle of covering over the lightwells with the 4th floor extension and backlighting these was originally discussed and agreed in principle with officers. Officers were supportive of the retention of the lightwells given their contribution to the plan form. Officers requested that the lightwells were cleaned up and any redundant plant or ductwork removed to improve the significance of the lightwells. The need to utilize one lightwell for plant and one for circulation was discussed and justified, the benefit was that the remaining two lightwells would be cleaned up and enhanced, these are located adjacent to the most significant areas in the building, this strategy was agreed in principle. With the removal of the 4th floor extension a revised strategy was proposed including glazing the two westerly lightwells to improve thermal and acoustic performance but allow these to be naturally lit, this strategy was supported by Officers.

Sustainability and Environmental – The principle of targeting a BREEAM Excellent at the site was strongly welcomed by Officers. The approach to sensitively fitting new M&E services into the listed building was presented to Officers and the principle of the works agreed subject to detailing of works to the most significant spaces. The windows strategy was discussed with officers and the strong advice was that the approach should be for the retention and restoration of original windows unless there were exceptional reasons to justify replacement. Officers would support double glazed replacement secondary glazing to improve thermal performance if needed.

Public exhibitions | A public exhibition was held in September 2018 at the Town Hall. All major stakeholders, local residents and amenity groups were invited to attend and provided an opportunity to comment. This event was accompanied by display boards and questionnaires were collected with feedback helping to inform the scheme. Members of the development team attended to answer the questions raised. A total of 54 visitors attended the exhibitions with representation from local businesses, residents and community groups. The exhibition boards were then published on the Council website including the details to provide additional feedback. The feedback received to date is set out in detail in the SCI by LCA.

Overall, the feedback received following the public consultation was generally supportive of the plans to refurbish the Town Hall. The majority of people supported the heritage led approach and the use of high quality design and materials. Retention of the civic and democratic uses was also well received. The introduction of offices and SME workspaces also received support. The main concern raised related to the 4th floor extension and the impact this would have on the building. Comments included that the extension was too tall and that it may compromise the integrity of the building.

These comments were reviewed by the Client and design team following the exhibition. As a result of the comments the 4th floor extension was removed from the proposals.

For further information on the consultation strategy, including the full analysis on the information taken into consideration following the public exhibition; and from feedback from other political liaison is outlined within the SCI prepared by LCA.

7. Summary of the draft s106 heads of terms and CIL

Statutory tests

The Community Infrastructure Levy Regulations (2010) confirms that planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. The NPPF (paragraph 56) states that planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are: necessary to make the development acceptable in planning terms; directly related to the development, and fairly and reasonably related in scale and kind.

LBC's Planning Obligations CPG (July 2015, updated March 2018) and the Employment Sites and Business Premises CPG (March 2018) have been assessed to determine the likely standard obligations that will form the Heads of Terms for the Section 106 Agreement (s106). In addition, the Developer Contributions CPG (March 2019) and other associated topic CPG documents have been reviewed to identify potential heads of terms that may be applicable to the project. It is anticipated that the heads of terms are likely to include the following.

Summary heads of terms

The Employment Sites and Business Premises CPG (March 2018) sets out that obligations may be sought on proposals for any commercial land use where the proposed development could offer local employment opportunities or have potential to provide it on account of its floorspace (greater than 1,000sqm GIA). Obligations are also sought on developments involving significant construction contracts (e.g. over £3 million build cost or 1,000sqm GIA net additional space).

1. Employment and Local Procurement during Construction | Large schemes which have significant job creation potential will be expected to submit a Employment Training Strategy. This will involve meeting the Council at pre-tender stage to discuss employment and training strategy for every phase of the development. Developments over £3million in build cost will also be required to recruit construction apprentices. The Council also expect the developer to recruit from Camden's resident population, working towards the Construction Industry Training Board (CITB), the local employment vehicle will be King's Cross Construction Skills Centre or another agency recommended by the Council. Where targets agreed in the s106 are not met a payment in lieu of £3,995 per job will be payable to allow the promotion of employment opportunities elsewhere in the Borough.

In addition to construction apprenticeships the Council also expects large schemes to provide construction work experience placements for local residents. As a guide this is expected to be one, 2 week placement for every 500sqm of net additional employment floorspace.

The council also expect developers to sign up to the Camden Local Procurement Code when the value of schemes exceeds £1,000,000. This involves meeting with the Council prior to implementation to discuss potential for local businesses to become part of the supply chain and to draw up a Local Procurement plan. The Council expects developers to work towards a local procurement target of 10% of total procurement value.

It is anticipated that the relevant obligations for CTH will relate to the following:

- **Submission of an Employment and Training Strategy**
- **Construction apprenticeships with appropriate support fee**
- **Construction work experience placements**
- **Local recruitment, working towards the Construction Industry Training Board benchmark**
- **Sign up to the Camden Local Procurement Code**

2. Employment in development | The Council encourages the creation of apprenticeships and training placements to help to close the skills gaps between the jobs on offer and the skills of the local workforce, allowing companies to recruit and retain local people into work. This priority applies to developments which result in a net increase of 1,000 (GIA) or more of employment space including office, hotel and leisure developments. The Council will negotiate s106 contributions to support initiatives which create and promote employment and training opportunities and support local procurement initiatives in Camden. Contributions will be calculated as per the formula provided.

- **End user job training contribution based on the formula in the LBC CPG**

3. Affordable Business space | The Council expects that on major development sites the inclusion of affordable workspace is proposed to help support small businesses and provide a range of employment opportunities. As set out earlier, in the case of CTH, affordable SME workspace is proposed.

- **Up to 20% of the workspace provided at up to 50% of market value**
- **Provision of a plan setting out proposed rents and marketing arrangements to be agreed with Economic Development**

Transport and Highways | The CPG Planning Obligations (March 2018) sets out that transport and highways obligations will be sought where there is a need for highway amendments or improvements specific to a development site. The CTH proposals include specific works to the highway on Bidborough Street to facilitate the scheme. These include the creation of a new loading bay which includes the removal of on street parking bays and motorcycle parking. The application is supported by a draft Travel Plan to demonstrate how public transport is prioritized.

The likely highways and transport obligations are:

- **Final Travel Plan and travel plan monitoring**
- **S278 Agreement for the Highways Works to Bidborough Street (to be dealt with by condition or S106 obligation as agreed with Council) to:**
 - **Remove existing motorcycling parking**
 - **To remove existing on street parking bays (no. 3)**
 - **To provide a new loading bay**

Public Realm | The proposals include works to the existing public realm on Bidborough Street to improve pedestrian access to the Camden Centre entrance. The works will bring out the existing steps to provide a larger entrance space and a fully compliant ramped entrance. The extended public realm will wrap around an existing tree on Bidborough Street which will not be affected by the proposals. The works are expected to be delivered as part of the wider s278 works on Bidborough Street. The public realm obligations are likely to include:

- **S278 Agreement for the public realm works to Bidborough Street (to be dealt with by a condition or a s106 obligation as agreed with the Council) to:**
 - **Provide improved access to the Camden Centre entrance for pedestrians (both steps and ramp)**

Energy and Sustainability | The Energy Efficiency and Adaptation CPG (March 2019) sets out that the BREEAM pre-assessment will set out the BREEAM target which will be included in the s106 agreement. A pre-assessment has been submitted with the application as part of the Sustainability Statement. Where the London Plan carbon dioxide reduction targets cannot be met onsite, LBC may accept the provision of carbon reduction measures elsewhere in the borough of a financial contribution to Camden's Carbon Offset Fund. The Council aligns the price per tonne of carbon with the GLA's pricing strategy. Likely obligations may relate to:

- **Agreement on BREEAM Target**
- **Carbon offsetting if carbon targets are not met on site**

Camden Centre | The proposals include the change of use of the Camden Centre to a commercial events venue. While it has operated as a events venue historically, the future management of the venue will be agreed via a Management Plan to be secured via the s106 to mitigate any impacts of the events use on immediate neighbours. Likewise, the 'loss' of the community function as a result of the change of use and change in management (from LBC to a private company) will be mitigated with a community offer. The likely Camden Centre obligations include:

- **Final Camden Centre Management Plan**
- **Community offer, to include:**
 - **20 free days of community use**
 - **Definition of a community user**
 - **Agreed notice period for free days**

Other/ CIL | It is understood that requirements for additional obligations may arise during the determination period in discussion with LBC Officers and that other infrastructure matters will be covered by the Community Infrastructure Levy (CIL) payable under the Mayor of London's and the Council's charging schedules.

The Mayors CIL (MCIL 2) and LBC CIL will be applicable to the uplift in relevant floorspace. The site is located in the Crossrail Contribution area, since April 2019 this charge has now been subsumed within the new MCIL2.

8. Conclusion

This Planning Statement accompanies a full planning and listed building application submitted on behalf of Lendlease, (acting as Project Managers for London Borough of Camden) for the refurbishment and part change of use Camden Town Hall. As described above the proposals include the full refurbishment and upgrade of the building, including reorganisation of spaces to facilitate new uses. The external proposals include the opening up of 4 new entrances on Bidborough Street (2 No.) and Tonbridge Walk (2 No.), the demolition and replacement of the 3rd floor conservatory with a new infill development and the glazing over of 2 No. lightwells, and covering over of the south east light well with the new infill development and insertion of the lift core. The proposals include the part change of use of the building from Sui Generis Town Hall to B1 office at part basement, second and third floors and the change of use of the Camden Centre to an events use. Retention of the Town Hall uses at ground and first floor (and part basement). Removal, consolidation and replacement of plant at roof. New waste storage and cycle parking facilities, public realm works and other associated works.

The proposed development ultimately aims to secure the future of the building while respecting the historic significance of the building.

A comprehensive consultation process has been carried out prior to submission of the application, including meetings with LBC officers and HE. As well as meetings with key stakeholders and members of the public. This has influenced the form and appearance of the development that is the subject of this application.

This statement and the supporting reports have demonstrated how this development is acceptable on the basis of planning policy. The proposed development will result in numerous benefits, including:

- a sensitive heritage-led design approach to the Grade II listed building, with minimal intervention to the listed fabric;
- the provision of an exemplary high quality development that respects the building, its surroundings and local amenity;
- retention of civic and democratic uses in the building, retaining the Town Hall at the heart of the public facing services the Council offers;
- introduction of new commercial office uses to sustain the long term use of the building
- a new commercial tenant to run the Camden Centre as a commercial event space, including a community offer to enable community groups to continue to access the space in the future
- improvements to public and disabled access to the public parts of the building
- providing economic investment in the heart of Kings Cross and the Knowledge Quarter by drawing people to the area. The proposals will also create new jobs, including apprenticeships and local jobs for local people, both during the construction and operational phases.
- provision of affordable workspace to support SMEs
- the creation of a highly sustainable development which incorporates appropriate energy efficiency measures, with the intention of achieving an “Excellent” BREEAM rating which is an improvement on the existing situation.

The proposed development accords with national, regional and local planning policy. The proposed development comprises a sensitive heritage led design with high quality architecture and enhanced public accessibility in a highly sustainable location, with sustainable design principles central throughout.

Appendix 1 – CTH List Description

Name: Camden Town Hall

List entry Number: 1379162

Grade: II

Date first listed: 19-Apr-1996

Details:

GV II

Includes: Camden Town Hall EUSTON ROAD. Town hall. 1934-7. By AJ Thomas. Exterior clad in Portland stone ashlar over a steel frame on all 4 fronts. EXTERIOR: 3 main storeys. Channelled base, with plinth. Keystones over entrances carved by WCH King. Judd Street front: wings of 5 windows width, each with central aedicule and windows with alternating rhythm of channelled and unchannelled surrounds on first floor; projecting centre over entrances of three windows width with giant Corinthian order consisting of outer pilasters and inner attached columns rising to a full pediment embedded in raised attic with pitched roof. Euston Road front: 23 windows width, with wings of 5 windows width as in Judd Street and centre on the model of the Place de la Concorde with projecting pedimented pavilions as in centre of Judd Street front over subsidiary entrances flanking seven bays with giant Corinthian columns, and raised attic with pitched roof over whole centre. Tonbridge Street front: 23 windows width, with slightly recessed centre and raised attic of 13 windows width with pitched roof. East front: with single-storey ground-floor projection including side entrances on flanks, 3 round-arched windows on first floor in centre rising through second storey, and raised central attic of 3 windows width with pitched roof. INTERIOR: Judd Street entrance with black and white marble floor and deep-beamed ceiling. Main balustraded toplit staircase of white marble with dark marble pilasters and variegated marble panels on walls, branching and leading to Members' Lobby on first floor with polished marble Corinthian columns and variegated marble panels. First-floor corridors panelled throughout to impost level and plaster-vaulted in manner of London County Hall (qv Lambeth). Council Chamber

in centre of building toplit, rectangular with side lobbies under galleries and giant Corinthian pilasters, oak-panelled to high level with plain frieze over and horseshoe arrangement of oak seating. Along Euston Road front at first-floor level, Mayor's Parlour oak panelled to full height, lugged and pedimented doorcases and fine marble fireplace with burnished steel grate; Chief Executive's Room panelled to full height in Norfolk cedar with good fireplace; good panelled committee rooms. Assembly Hall on ground floor entered from Tonbridge Street, with foyer at south end, stage at north end with proscenium arch, deep south gallery and narrower west gallery communicating with Council Chamber. Light-fittings, fixtures and furniture throughout of a high standard, especially on first floor, and presumably largely designed by AJ Thomas.

HISTORICAL NOTE: Camden Town Hall was designed as St Pancras Town Hall by AJ Thomas, a former assistant of EL Lutyens, the influence of whose Classical style pervades the building. Thomas designed several housing schemes for St Pancras Borough Council from 1924 onwards. (Architect and Building News: 25 June 1937: London; The Builder: 9 July 1937: London; The Building: July

Appendix 2 – CTH and Annex Planning History

CAMDEN TOWN HALL Reference and description of works	Ref and date of decision
Works associated with the formation of three internal structural openings at ground floor level within the Registrars area, two openings to be glazed and the third open.	2012/6045/L Granted 20 March 2013
Temporary display of projected images onto the north and west elevations of the Town Hall.	2011/5025/A Granted 7 November 2011
Modifications to seating arrangements in Council Chamber to provide two wheelchair accessible positions.	2010/4596/L Granted 16 December 2010
Installation of external venetian style blinds to the existing Diocletian window serving the Council Chamber of Camden Town Hall (Sui Generis).	2010/1527/L Granted 13 December 2010
Installation of pecturay to the roof of existing town hall (Class Sui Generis).	2010/1157/L <i>Withdrawn (ap made in March 2010)</i>
Installation of new internal PA system and associated internal alterations to council offices.	2008/4120/L Granted 15 July 2009
Installation of a standby generator at basement floor level of Town Hall Extension and installation of associated exhaust flue in lightwell area between Old Town Hall and Town Hall Extension.	2009/1821/P Granted 27 May 2009
External and internal alterations to entrance of Town Hall including alterations to entrance steps, glazed doors, planters and widened footway to accommodate enlarged steps plus removal of existing reception desk in lobby and replacement by new seating.	2008/5160/L + 2008/5135/P <i>Withdrawn (ap made in December 2008)</i>
Refurbishment of ground floor female toilet including removal of existing partitions.	2007/4581/L Granted 12 June 2008
Alterations to provide new showers, toilets, changing areas and multi-faith prayer facilities in place of existing cleaners' stores including the creation of three new openings through existing corridor wall and one new opening through stair lobby.	2007/0154/L Granted 7 June 2007
Remodelling and refurbishment of first floor female toilets to provide an additional cubicle, and third floor male toilets to provide a combined wheelchair accessible unisex WC facility.	2006/4463/L Granted 29 January 2007

CAMDEN TOWN HALL (continued) Reference and description of works	Ref and date of decision
Remodelling of first floor male toilets and provision of new unisex toilet with disabled access.	2006/2188/L Granted 11 August 2006
Remodelling of ground floor male toilets, provision of unisex toilet with disabled access, and the refurbishment of female toilets on the second floor, and the provision of one additional WC cubicle.	2006/0613/L Granted 30 March 2006
Erection of an enclosure to accommodate gas cylinders and relocation of existing air conditioning units on the flat roof area above the third floor level of the building.	2005/1762/L + 2005/1759/P Granted 3 November 2005
Reglazing of first floor staircase windows internally.	2004/4507/L <i>Withdrawn (ap made November 2004)</i>
Minor internal works to marble staircase between ground/first floor levels for anti-slip measures. Amended to a proposal for anti-slip measures on the bottom 4 steps of the main staircase only.	2004/3948/L Granted 24 February 2005
Refurbishment of Saturn light fittings at main corridors of ground and first floors.	LSX0304222 Granted 1 August 2003
Alterations to Bidborough Passage to include new gates to existing railings, insertion of mesh to existing railing and addition of finials (decision level Sec. of State)	LSX0204243 Granted 21 May 2002
Internal works for access inc. lift to internal lightwell, formation of accessible WC and ramp at mezzanine level, rearrangement of seating and alterations to desks within main committee room (decision level Sec. of State).	LS9904830 Granted 13 September 2000
Installation of light fittings and cooling system to Rooms 102, 104 and 112 at first floor level.	LSX0004060 Granted 25 June 2000
Installation of temporary architectural lighting fitments to St Pancras chambers, Camden Town Hall roof, and the roof of 79-81 Euston Road.	PS9905070 + LS9905038 Granted 10 January 2000
Improvements to entrance lobby including glass frontage screens, handrailing and disabled access were withdrawn.	P9601322 + L9601323 <i>Withdrawn (ap made May 1997)</i>
Change of use of the bar in the basement of the Town Hall to allow its use for general town hall purposes not in compliance with additional condition 02 of planning permission dated 15.08.89 (Reg. No. 8900223/R1) which allowed the use of the seventh floor of the Town Hall (Argyle Street Entrance) for office purposes.	9400461 Granted 2 June 1994

CAMDEN TOWN HALL (continued) Reference and description of works	Ref and date of decision
Erection of a third floor extension to be used as an extension to the proposed new staff restaurant as shown on drawing title 3rd floor CTH.	9000096 Granted 19 July 1990
Revision to permission dated 15th August 1989 regarding relocation of the staff restaurant to provide new restaurant on third floor as shown on drawing numbers ETH/11 12 13 & 14.	8900485 Granted 1 February 1990
Change of use of seventh floor of the Town Hall Extension Argyle Street from restaurant bar and leisure facilities to office and change of use of part of basement of the Town Hall Judd Street from office to staff restaurant bar and leisure use and change of use of part of third floor of Town Hall Extension Argyle Street from office to provide a new staff snack bar facility as shown on drawing numbers S44/117 119 & 120 TH/001 and 1 unnumbered basement plan revised by memo dated 24th July 1989.	8900223 Granted 3 August 1989
Erection of a solid wheelchair access ramp and the creation of a new entrance together with reinstatement of entrance steps.	8401859 Granted 30 January 1985
Display of an internally illuminated sign 6m x 1.2m (20ft x 4ft. approx) on the Euston Road frontage of the Town Hall positioned at an overall height of 2.8m (9ft. approx).	8480223 Granted 21 January 1985

TOWN HALL EXTENSION Reference and description of works	Ref and date of decision
Planning permission was granted for change of use from Council offices (Sui-generis) to hotel (class C1) and alterations to the building including removal of roof top plant, an extension at roof level and alterations to facade. Multiple subsequent amendments to approved scheme and discharge of conditions.	2014/7874/P Granted 25 August 2015
Demolition of existing staircase and bridge link and the reinstatement of the facade to east elevation of Camden Town Hall.	2014/7876/L Granted 25 August 2015
Reinstatement of the facade at ground floor level following demolition of Camden Centre entrance extension.	2014/7875/L Granted 25 August 2015
Advertisement consent was granted for the display of 1x internally illuminated (intermittent) LED sign on side elevation facing Euston Road.	2012/1768/A Granted 22 May 2012
Planning permission was granted for the installation of a wind speed monitor on the roof of the Town Hall extension.	2005/3912/P Granted 28 October 2005
Planning permission was granted for the installation of five 8m high wind turbine generator on the roof.	2004/5243/P Granted 11 August 2005
Planning permission was granted for the change of use of part of ground floor from Council offices to public library including installation of new fire exit door and ramp on Euston Road frontage. Subsequent approval of details of new entrance doors pursuant to condition 2 granted in November 1992, ref: 9240006).	9240003 Granted 3 September 1992
Planning permission was granted for change of use of seventh floor of the Town Hall Extension Argyle Street from restaurant bar and leisure facilities to office and change of use of part of basement of the Town Hall Judd Street from office to staff restaurant bar and leisure use and change of use of part of third floor of Town Hall Extension Argyle Street from office to provide a new staff snack bar facility as shown on drawing numbers S44/117 119 & 120 TH/001 and 1 unnumbered basement plan revised by memo dated 24th July 1989.	8900223 Granted 3 August 1989

Appendix 3

CC engagement plan prepared by LBC Events Team

Events and community Festivals - Engagement and Promotion guidance for community access to the 'New' Camden Centre

1) Introduction

Holding Community festivals and events within our diverse borough is a good example of how Camden can create cohesive communities through shared cultural activities. Celebrating diversity through community and cultural events promotes resilience in our residents by bringing people together from different backgrounds to share knowledge, volunteer and support each other.

The Camden Events service provides a list of alternative venue spaces in the Borough since the closure of Camden Centre, and can also support production plans for these alternative venues. They also are an integral part of the community access days for the 'New' Camden Centre once it is reopened. The Camden Events service will continue to be the first point of contact for event enquiries and will co-ordinate appropriate community groups and event applications to take advantage of the free days and discounted rates. Further details of engagement with these groups is set out below.

2) Strategic Context

Working in partnership with the 'new' Camden Centre, this guidance aims to deliver outcomes aligned with Camden 2025, in particular; developing new solutions with partners to reduce inequality, creating conditions for and harnessing the benefits of economic growth, investing in our communities to ensure sustainable neighbourhoods; delivering value for money services by getting it 'right first time.'

Overarching outcomes that are achievable from hosting and supporting a 'new' Camden Centre events programme for the 20 Community days are:

- Cultural boost to the community
- Bringing different communities together
- Attracting inward investment boosting the local economy
- Visibility on a national, or in some cases international platform for the Borough
- Opportunities for young people through performance and community involvement
- Opportunity for local business to invest in local community through sponsorship support for local events
- Income generation for LBC, which can be re-invested into other services for the community

3) Consultation and engagement - Outcomes

In working with community groups and festival organisers the Event service will engage with key stakeholders and resident groups related to the 'new' Camden Centre using the following key guidance outcomes:

- Carry out engagement with key stakeholders in a timely and considerate manner to communicate details of an event with partners and local stakeholders ;
- Minimise disruption to local residents, businesses and transport networks through best practice management;
- Ensure events contribute to and enrich the cultural diversity, vibrancy, economic vitality of the borough;

- Expedite the decision making process by Council Services for organisers;
- Encourage and facilitate a quality and sustainable events programme for the new Camden Centre community access days. This will involve community participation that aligns with the Camden 2025 plan and should also have a wide appeal for the community as well as tourists and visitors;
- Ensure protection of the natural environment by communicating clear environmental, biodiversity and sustainability policies
- Ensure that every effort is made to avoid damage or negative impact to the Camden Centre. Should damage occur, appropriate bond monies will be held.
- Ensure all events are run effectively and safely, are suitable for the Camden Centre space, comply with legislation, borough specific policies and advertising guidelines as well as industry best practice
- Increase opportunities for local businesses to offer sponsorship for Camden Centre events and festivals
- Ensure events and sponsorship of events are in line with Camden Council's advertising guidelines
- Provide clarity and consistency on the decision-making process to permit or reject event proposal
- Achieve income for the Council that assists in supporting Council services given the reductions in other funding.

Community Groups – definition guidance

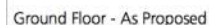
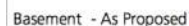
A community event at the 'new' Camden Centre will be defined as any event which is organised by a local community group or community organiser, primarily for the local community; of a not-for-profit and voluntary nature which is unrelated to any commercial business. This does not preclude the community group from seeking business sponsorship to support their community event. Community events may involve fundraising activity or retail activity, but such activity is undertaken to raise funds for the community event or group. Entry is often free, although there may be some charges to take part in the activity. The contractor will be asked to provide proof that they are not profiting from allowing third party contractors, e.g. commercial stallholders to attend their event. Entrance fees, where levied for community and third sector stallholders, will be set at an affordable and accessible level. Council-led events may also be considered community events, e.g. Cleaner Greener Safer days; such events provide a positive social benefit for the local community.

Contact :

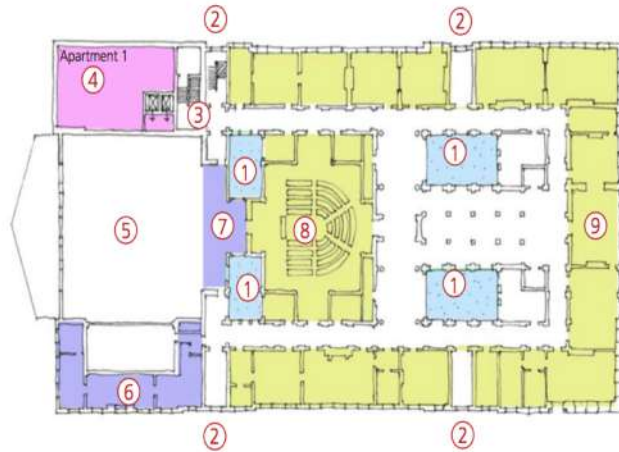
**Sam Eastop: Head of Arts and Tourism,
Events, Libraries**
Sam.eastop@camden.gov.uk

Nicky Ezer: Senior Officer Camden Events
Nicky.ezer@camden.gov.uk

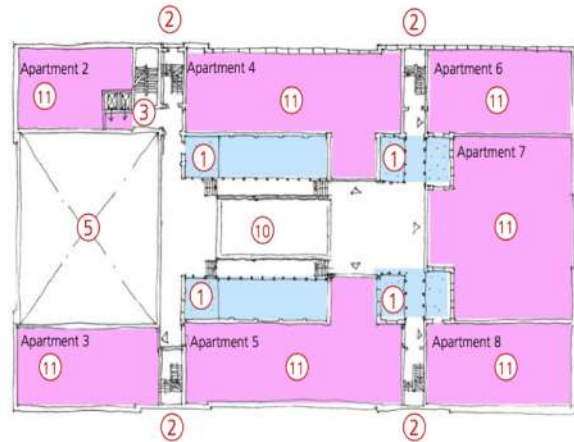
Tony Fretton architects - residential layouts at feasibility stage



- Existing lightwells emptied of accretions (ducts and flues etc) and restored to original condition.
- Existing staircases remain as accommodation and escape stairs for all building users.
- New larger cloakroom for Camden Centre made fully accessible by new lift connecting Ground and Basement levels.
- Male and Female WCs enlarged but kept in existing locations to allow simple connection to existing below ground drainage infrastructure.
- New Camden Centre administration offices enlarged and located next to lightwell to allow ventilation and natural light.
- Basement area below Camden Centre Grand Hall to accommodate building services, plant and catering Kitchen to serve the centre above.
- Existing Green room and Back of House behind stage above kept and refurbished.
- Basement area below the new Incubator entrance to house plant, prep kitchen and staff facilities for the cafe above. Lifts from entrance above also discharge here at basement level allowing the whole basement Incubator to be fully accessible.
- The basement area will be cleared as far as possible of partitions and dividing walls to allow flexible planning of work space. To allow the new work spaces to fully utilise the natural light available at the perimeter and at the lightwells, it is envisaged that meeting rooms and individual offices will be subdivided with fully glazed partitions.
- Council archival materials can remain stored in the vaults and be accessible from the Judd Street lift core and therefore kept completely separate from the Incubator centre demise.
- New Entrance formed to basement incubator centre off Bidborough Street. Floor level in this portion of the building is to be lowered to facilitate level access from the street. The windows to this section of facade to be lowered to form new tall door openings giving the Incubator a distinct identity from the street and through a generous opening in the floor allowing views down to the basement on entry.
- New Entrance Lobby formed for Residential apartments on upper floors. Lifts and a concierge desk are added and the existing Camden Centre lobby reconfigured to allow reuse of the existing timber panelling.
- New Entrance and lobby formed for the Camden Centre within the single storey element that faces Tonbridge passage. This location for a new entrance to the Camden Centre has several distinct benefits over its current location. It addresses the new public space of Tonbridge passage that will be formed by the conversion of the Annex into a hotel and further enlivens it. It allows a more generous forecourt to visiting groups or wedding parties and it is immediately visible from Tonbridge Street, Bidborough Street and the Euston Road.
- The Camden Centre remains as is but would be substantially refurbished and improved. The poor room acoustics of the Grand Hall could be addressed as part of the works, as well as upgrading the technical and building services infrastructure.
- A new connection is formed between the Registry of the Town Hall and the Camden Centre. This allows direct, internal access for wedding parties from ceremony to reception and will allow a much enhanced offer when marketing the venue for weddings.
- The Registry would need to be re-planned to allow the new connection to work effectively. This would also be an opportunity to revitalise the interior design of this suite of rooms and rediscover some of the original features currently hidden above suspended ceilings and behind wall linings.
- Judd Street entrance to the Council offices and Chamber would remain as the civic face of the Council. It would be kept for the sole use of the Council and visiting members of the public.



First Floor - As Proposed



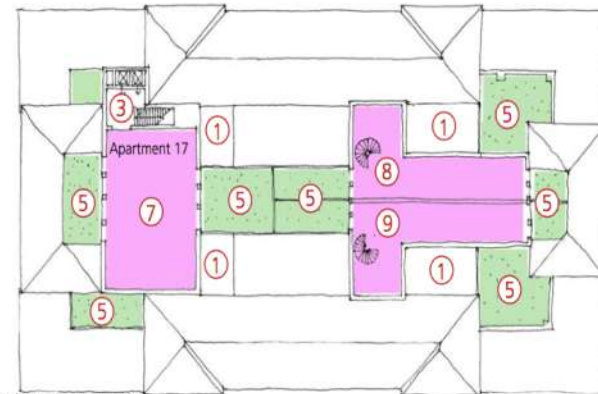
Second Floor - As Proposed

First & Second Floors - As Proposed

- ① Existing lightwells emptied of accretions (ducts and flues etc) and restored to original condition.
- ② Existing staircases remain as accommodation and escape stairs for all building users.
- ③ New lift core and residential accommodation stair
- ④ New Apartment at First Floor level
- ⑤ Void over Camden Centre Grand Hall
- ⑥ Backstage and green rooms kept and refurbished
- ⑦ Existing side gallery kept and refurbished
- ⑧ Existing Council Chamber kept and refurbished
- ⑨ Council offices kept and refurbished
- ⑩ Void over Council Chamber (barrel vaulted ceiling)
- ⑪ Apartments at second floor level.



Third Floor - As Proposed



Fourth Floor - As Proposed

Third & Fourth Floors - As Proposed

- ① Existing lightwells emptied of accretions (ducts and flues etc) and restored to original condition.
- ② Existing staircases remain as accommodation and escape stairs for all building users.
- ③ New lift core and residential accommodation stair
- ④ New Apartments at Third Floor level
- ⑤ Roof terraces for apartments
- ⑥ Residential lobby.
- ⑦ New Apartment at Fourth floor level
- ⑧ Upper floor of Duplex unit 12
- ⑨ Upper floor of Duplex unit 15

