

23 December 2019

London Borough of Camden
Development Management Team
5 Pancras Square
London
N1C 4AG

FAO: Mr David Fowler

Dear David

Discharge of Pre- Commencement Conditions | Camden Town Hall, London

Enclosed is an application made on behalf of Lendlease, acting as Project Managers on behalf of the London Borough of Camden. The application seeks to fully discharge the pre-commencement planning conditions associated with the Planning and Listed building Consent (ref: 2019/2238/P and 2019/2257/L) granted for the refurbishment and change of use of Camden Town Hall (CTH).

In particular this submission seeks to discharge the following:

Planning permission conditions–

- PP7 (Rainwater and greywater harvesting),
- PP13 (Construction Management Plan (CMP)),
- PP25 (Local Employment Plan),
- PP14(CMP monitoring contribution) [REDACTED]
- PP20 (Office Travel Plan contribution) [REDACTED]
- PP22 (Event Travel Plan Contribution) [REDACTED]
- PP27(Employment and training contribution) [REDACTED]
- PP28 (Highway works contribution) [REDACTED]

Listed Building Consent conditions –

- (LBC) 5 (Cleaning/repairs)

Details pursuant to condition PP18 (Approval in Principle) have not been provided at this stage as this requirement is to be discussed with the Structural Highways Team in due course as the excavation works have been revised so these are away from the Highway.

Background | The planning permission relates to the change of use and refurbishment of the Grade II Listed Town Hall, specifically:

“the part change of use of the Camden Town Hall from Sui Generis (Town Hall) at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre from Sui Generis (Town Hall) to Events use (comprising D2 with ancillary A3 and A4 use). Retention of Sui Generis (Town Hall) uses at ground, first floor and part basement. External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over 3 No. lightwells at roof level, opening up for 2No. new doorways on Bidborough Street and 2No. new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and façade repairs. Internal works include the refurbishment and conservation repairs to ground and first floor to improve civic and democratic services, refurbishment and changes to layout on basement, second and third floor to accommodate new offices, installation of new circulation core in south east lightwell, new office reception, new lift and dumbwaiter in the Camden Centre. New roof plant and services throughout, targeted basement excavation for lift pits and attenuation tanks, waste storage, cycle parking, public realm improvements, new on street loading bay and other associated works.”

Consent was granted on 20th December 2019 for the works with a supporting shadow s106 agreement. As the shadow s106 obligations cannot be legally enforced there are a number of duplicate planning conditions and s106 obligations to ensure that matters can be enforced via planning condition if needed. For this reason, an equivalent package of information has been prepared and submitted to the



Planning Obligations Officer to satisfy the requirements of the pre-commencement s106 obligations. The Contractors intend to start on site in February and for this reason this submission seeks to satisfy the requirements of the pre-commencement planning and listed building conditions.

This application has been submitted via the planning portal (ref: PP-08326004). An application form is submitted, together with the relevant information to support each condition, as defined below. The relevant fee application fee of £116 has also been submitted.

Details of Pre-commencement Conditions

This application seeks to discharge Conditions 7, 13, 14, 20, 22, 25, 27 and 28 of the above referenced PP and Condition 5 of the above referenced LBC. The detail within these conditions are required to be submitted and approved prior to commencement of development.

Condition PP7 | requires details of the combined rainwater and greywater recycling proposals to be submitted to the local planning authority and approved in writing prior to commencement of development (other than site clearance & preparation).

“Prior to commencement of development other than site clearance and preparation, details of the combined rainwater and greywater recycling proposals should be submitted to the local planning authority and approved in writing. The development shall thereafter be constructed in accordance with the approved details”

The submitted file note by ARUP provides information on grey water and rainwater harvesting systems. The grey water recycling plant is located in the northwest corner of the building and is topped up with harvested rainwater and boosted cold water supply when capacity allows. The location of the grey water tanks can be found in drawing nos.CTH-ARP-B0-DR-53-P-1500, CTH-ARP-B0-DR-52-P-3500 and CTH-ARP-XXX-DR-53-P-1300 submitted pursuant to this condition.

Condition PP13 | requires a CMP including an Air Quality Assessment, to be submitted and approved by the local planning authority prior to commencement of development, including demolition.

“Prior to commencement of development, including demolition, a Construction Management Plan (CMP) (including an Air Quality Assessment) shall be submitted to and approved by the local planning authority. The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council’s Considerate Contractor Manual. Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of and liaison with other local concurrent developments. The plan shall include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time. The measures contained in the CMP shall at all times remain implemented during all works of construction and demolition. Where separate CMPs are submitted for demolition and construction phases the provisions of this condition will apply to both plans.

The CMP, prepared by Lendlease, sets out all measures that Lendlease will adopt in undertaking any demolition in the existing buildings and the construction of the development using good site practices in accordance with the Council's Considerate Contractor Manual. It includes plans showing the management of construction traffic, deliveries and waste throughout the construction period.

The CMP also satisfies the equivalent obligation (Schedule 3 Part (1)1.1 (c)) of the Section 106.

Condition PP25 | requires a local employment plan to be submitted and approved by the local planning authority prior to commencement of development. The local employment, skills and local supply plan submitted sets out the plan for delivering the above requirements in advance of commencing on site, as per section 63 of the Employment sites and business premises CPG.

Prior to commencement the applicant and/or developer shall:

- *work to CITB benchmarks for local employment when recruiting for construction-related jobs as per section 68 of the Employment sites and business premises CPG*
- *advertise all construction vacancies and work placement opportunities exclusively with the Kings Cross Construction Skills Centre for a period of one week before marketing more widely,*

- provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre, as per section 70 of the Employment sites and business premises CPG
- if the build cost of the scheme exceed £3 million the applicant must recruit 1 construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per section 65 of the Employment and Sites CPG. Recruitment of construction apprentices should be conducted through the Council's Kings Cross Construction Skills Centre. Recruitment of non-construction apprentices should be conducted through the Councils Economic Development Team
- if the value of the scheme exceeds £1million, the applicant must also sign up to the Camden Local Procurement Code, as per section 71 of the Employment and Sites CPG, and
- provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site, as per section 63 of the Employment sites and business premises CPG.

The Local Employment Plan has been prepared by Lendlease and details how it will deliver local employment during construction and how the Council will deliver this during the end user phase.

The Local Employment Plan also satisfies the equivalent obligation (Schedule 5 Part (1)1.1 (i)) of the s106.

Payments made prior to commencement

Condition PP14 | requires necessary measures be in place to monitor the CMP be submitted to and approved by the local planning authority, on or prior to commencement of development/implementation. A payment [REDACTED] has been paid directly by the council by internal journal transfer on the 20th December and therefore this condition has been satisfied.

On or prior to implementation, confirmation that the necessary measures are in place to monitor the CMP shall be submitted to and approved in writing by the LPA

This payment also satisfies the equivalent obligation (Schedule 3 Part (1)1.1 (d)) of the s106.

Condition PP 20 | requires necessary measures be in place to review the Office Travel Plan be submitted to and approved in writing by the local authority, on or prior to commencement of development/implementation. A payment [REDACTED] has been paid directly by the council by internal journal transfer on the 20th December and therefore this condition has been satisfied.

On or prior to Implementation, confirmation that the necessary measures are in place to review the Travel Plan shall be submitted to and approved in writing by the LPA

This also satisfies the equivalent obligation (Schedule 7 Part (5)5.1) of the s106.

Condition PP 22 | requires necessary measures be in place to review the Event Space Travel Plan be submitted to and approved in writing by the local authority, on or prior to commencement of development/implementation. A payment [REDACTED] has been paid directly by the council by internal journal transfer on the 20th December and therefore this condition has been satisfied.

On or prior to Implementation, confirmation that the necessary measures are in place to review the Travel Plan shall be submitted to and approved in writing by the LPA

This also satisfies the equivalent obligation (Schedule 7 Part (5)5.1) of the s106.

Condition PP27 | requires confirmation that the necessary measures to secure employment and training be submitted to and approved in writing by the local authority, on or prior to commencement of development/implementation. A payment [REDACTED] has been paid directly by the council by internal journal transfer on the 20th December and therefore this condition has been satisfied.

On or prior to Implementation, confirmation that the necessary measures to secure employment and training shall be submitted to and approved in writing by the LPA

This also satisfies the equivalent obligation (Schedule 5 Part (1)1.1(ii)) of the s106.

Condition PP28 requires confirmation that the necessary measures to secure highways improvements and pedestrian, cycle and environmental improvements be submitted to and approved in writing by the local authority, on or prior to commencement of development/implementation. A payment [REDACTED] has been paid directly by the council by internal journal transfer on the 20th December and therefore this condition has been satisfied.

On or prior to Implementation, confirmation that the necessary measures to secure the highways improvements and pedestrian, cycle and environmental improvements shall be submitted to and approved in writing by the LPA

This also satisfies the equivalent obligation (Schedule 7 Part (3)3.1) of the s106.

Listed Building Conditions

Condition LBC 5 requires details of repairs including a sample patch of cleaning to be submitted to and approved by the Council prior to commencement of works.

Details of repairs including a sample patch of cleaning shall be submitted to and approved by the Council prior to commencement of works

The details of repairs are described in the statement by Purcell submitted pursuant to this condition. It provides details of the repair methodology. An area of the stone façade was cleaned in July 2019, photos were taken to document the results of the test. Details can be found in the sample sheet document. This shows the result of cleaning the Portland stone façade that has been cleaned using a combination of nebulous sprays and DOFF/Torik high pressure superheated steam/water spray system.

This submission is made to satisfy the pre-commencement planning conditions associated with the planning and listed building consent at Camden Town Hall. If you have any questions on any of the enclosed information, please do not hesitate to contact me on 0207 257 9363, or my colleague Melanie at melanie@theplanninglab.com.

Yours faithfully

Victoria Cartwright
The Planning Lab