

30 January 2020

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

FAO: Mr David Fowler

Dear David

Discharge of Pre- Commencement Condition 18 | 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 (LBC). The application seeks to discharge the pre-commencement planning condition 18 associated with the Planning Permission (ref: 2019/2238/P) granted for the refurbishment and change of use of Camden Town Hall (CTH).

Condition 18 requires the submission of an Approval in Principle (AIP) report to be approved prior to the implementation of any works at Basement Level. This application provides the relevant details to discharge the condition in full. It has been submitted via the planning portal (ref: PP-08461116). The following forms the submission and supporting documents:

- Application form; and
- Email correspondence with Tatai Dewes (LBC Principal Transport Planner)

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, the same email correspondence has been prepared and submitted to the Planning Obligations Officer to satisfy the requirements of the pre-commencement s106 obligations Schedule 7 Part (1) 1.1 (a) and (b) and 1.2 (a) and (b). 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 condition 18.

Details of Pre-commencement Condition 18

This application seeks to discharge Condition 18 of the above referenced PP. This condition states:

On or prior to the Implementation Date, an Approval in Principle report shall be submitted to and approved in writing by the Local Planning Authority and confirmation that the necessary measures to secure the review and sign off of the Approval in Principle report shall be submitted to and approved in writing by the Local Planning Authority.

The AIP s106 clauses and planning condition were originally intended to mitigate the impact of an attenuation tank being placed under the footway/carriageway. However, during the determination period a revised basement excavation plan was submitted alongside a revised Basement Impact Assessment (July 2019), these changed the location of the basement excavation to the centre of the building – away from the highway. Therefore, it has been confirmed with the Principal Transport Planner, Tatai Dewes, that an AIP application is not required. This also satisfies the equivalent obligation (Schedule 7 Part (1)1.1 (a) and (b) and 1.2 (a) and (b)) of the Section 106.

This submission is made to satisfy the pre-commencement planning condition 18 associated with the planning permission 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