

6 May 2020

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

FAO: Ms Colette Hatton

Dear Colette

### **Discharge of Condition | 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 discharge 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:

#### **Listed Building Consent condition –**

- LBC7 (Details of salvage strategy).

**Background |** The planning and listed building consent 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 20<sup>th</sup> December 2019 for the works with a supporting shadow s106 agreement.

This application has been submitted via the planning portal (ref: PP- 08667157). 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 Condition**

This application seeks to discharge Condition 7 of the above referenced LBC.

**Condition PP7 |** requires a salvage strategy for the radiators to be submitted and approved in writing by the Council.

Lendlease has approached 7 local salvage yards and restoration companies regarding the reuse of the radiators, however, they have all rejected them as they appear to be reproductions. The table below shows a list of organisations that Lendlease has approached and their responses.

Name of organisation	Response
UK Architectural Antiques	<ul style="list-style-type: none"> <li>Not interested.</li> <li>Recommend trying local auction houses.</li> </ul>
Salvage Doctor	<ul style="list-style-type: none"> <li>Not interested as not originals.</li> <li>There is no real 'following' for these as such.</li> </ul>
Heritage Cast Iron Radiators	<ul style="list-style-type: none"> <li>They look like 1970s Italian reproduction Cast Iron Radiators.</li> <li>They have negligible value as they would cost more to restore than they would cost to replace with new radiators.</li> <li>Generally, it is only worth restoring cast iron radiators if they are unusual castings - these certainly are not unusual castings.</li> <li>Weighed in these radiators are worth around GBP100 per tonne. Might get as much as GBP30 per radiator from a restorer or reclamation professional.</li> <li>Not be interested in buying these.</li> </ul>
Authentic Reclamation	<ul style="list-style-type: none"> <li>Not interested</li> <li>Don't actually stock wall mounted radiators</li> <li>Recommend trying <a href="https://heritagecastironradiators.com/">https://heritagecastironradiators.com/</a></li> </ul>
Ribble Reclamation	<ul style="list-style-type: none"> <li>Not interested</li> <li>Don't buy them without feet</li> <li>With feet would have paid £40 per rad and then refurbish</li> </ul>
The Heritage Group	<ul style="list-style-type: none"> <li>Not interested</li> <li>The radiators are reproduction</li> </ul>
The Old Radiator Company	<ul style="list-style-type: none"> <li>Not interested</li> <li>They have no value as they are legless</li> </ul>

Alternatives were considered such as sending the radiators to an auction house, but this is not considered a feasible option. As suggested by one of the responses, the radiators may be worth £40 with feet. However, these radiators have no feet which would lower their value and together with auction house fees, transport and storage fees, it would not be a viable option. Therefore, this option was considered and discounted.

Another option is to include the radiators in the Lendlease construction waste. The team considers this to be the preferred and the most sustainable solution as 100% of the metal will be recycled via <https://westminsterwaste.co.uk/>.

Therefore, while LBC Condition 7 requires details of a salvage strategy for the radiators be submitted it has not been possible to find a suitable salvage company to take them. For this reason, it is proposed that the radiators will be recycled.

This submission is made to satisfy the planning conditions associated with the listed building consent at Camden Town Hall. If you have any questions on any of the above information, please do not hesitate to contact me or my colleague Melanie at [melanie@theplanninglab.com](mailto:melanie@theplanninglab.com).

Yours faithfully

**Victoria Cartwright**  
**The Planning Lab**