

Application ref: 2020/0214/L
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Date: 29 September 2020

Development Management
Regeneration and Planning
London Borough of Camden
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London
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www.camden.gov.uk/planning

The Planning Lab
Somerset House
South Wing
London
WC2R 1LA

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

Town Hall
Judd Street
London
WC1H 9JE

Proposal:

Discharge of Conditions 5 (Claening/Repairs) granted under reference 2019/2257/L dated 20/12/19 for external and internal alterations relating to the part change of use of Camden Town Hall at (part) basement, second and third floors to office use (B1), and the change of use of the Camden Centre to Events use. External physical works to include the demolition of the 3rd floor conservatory and replacement infill pavilion, demolition of 1960s Euston Road entrance, covering over three lightwells at roof level, opening up for two new doorways on Bidborough Street and two new doorways on Tonbridge Walk, works to the Judd Street entrance, refurbishment of windows, cleaning and facade 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.

Drawing Nos: Application Form, Cover Letter, Repairs Methodology, 200821_LBC Condition 5 - further information provided[1](2), Re: Camden Town Hall LBC condition 5 additional material.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 5 of listed building consent application 2019/2257/L which reads as follows:

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

The repairs generally consist of repairs to stone, brick and metal work both internally and externally. The surfaces are to be cleaned and then made good where necessary.

The 'Repairs Methodology' statement demonstrates that the repairs will be carried out in an historically and architecturally sensitive manner using methods and materials that will enhance the appearance and quality of the building.

The agent has clarified in her email 'Re: Camden Town Hall LBC condition 5 additional material' that the mortar joints will be raked out using only hand tools.

The agent has also confirmed in her email 'Re: Camden Town Hall LBC condition 5 additional material' that the majority of the building will be cleaned using a DOFF water system, but that some areas will be cleaned using a TORC system to give the building a uniform appearance. A sample patch of TORC cleaning has been carried out and adequately demonstrates that the stone work is undamaged by this method.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound

insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)


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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment