

Application ref: 2020/0010/L  
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Date: 9 November 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://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

### **Listed Building Consent Granted**

Address:

**Town Hall  
Judd Street  
London  
WC1H 9JE**

Proposal:

Implementation of a proposed new fire strategy comprising the removal of 35 no. original doors and their replacement with replica fire doors.

Drawing Nos: Application form, Site Location Plan, Existing Site Plan, Cover Letter (LBC fire doors) 020120(1), Existing Basement Floor Plan, Existing Fire Door Vulnerability Analysis, Existing First Floor Plan, Existing Ground Floor Plan, Existing Mezzanine Plan, Fire Door Strategy, General specification notes for doors CTH-PUR-XXX-DR-31-A-8040, General specification notes for historic doors CTH-PUR-XXX-DR-31-A-8039, Heritage Impact Assessment, Internal Fire Door Schedule, Proposed Basement Floor Plan, Proposed First Floor Plan, Proposed Ground Floor Plan, Proposed Mezzanine Plan, Review of alternatives - Implications of heritage doors on fire strategy, HISTORIC STYLE DOOR TYPE RW01 CTH-PUR-XXX-DR-31-A-8031, HISTORIC STYLE DOOR TYPE RWP01 CTH-PUR-XXX-DR-31-A-8032, HISTORIC STYLE DOOR TYPE RP04 CTH-PUR-XXX-DR-31-A-8033, HISTORIC STYLE DOOR TYPE RP04-BD CTH-PUR-XXX-DR-31-A-8035, HISTORIC STYLE DOOR TYPE RP04-SP CTH-PUR-XXX-DR-31-A-8036, DOOR FRAME INTERFACE CTH-PUR-XXX-DR-31-A-8030, DOOR TYPE E01A CTH-PUR-XXX-DR-31-A-8000, DOOR TYPE E02 CTH-PUR-XXX-DR-31-A-8003, DOOR TYPE E03A CTH-PUR-XXX-DR-31-A-8004, DOOR TYPE E04 CTH-PUR-XXX-DR-31-A-8006, DOOR TYPE E06 CTH-PUR-XXX-DR-31-A-8008, DOOR TYPE E07 CTH-PUR-XXX-DR-31-A-8007, DOOR TYPE

E09 CTH-PUR-XXX-DR-31-A-8011, DOOR TYPE E10 CTH-PUR-XXX-DR-31-A-8012, DOOR TYPE E12 CTH-PUR-XXX-DR-31-A-8014, DOOR TYPE E16 CTH-PUR-XXX-DR-31-A-8018, DOOR TYPE E21 CTH-PUR-XXX-DR-31-A-8023, Camden Town Hall - Fire Doors.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Application form, Site Location Plan, Existing Site Plan, Cover Letter (LBC fire doors) 020120(1), Existing Basement Floor Plan, Existing Fire Door Vulnerability Analysis, Existing First Floor Plan, Existing Ground Floor Plan, Existing Mezzanine Plan, Fire Door Strategy, General specification notes for doors CTH-PUR-XXX-DR-31-A-8040, General specification notes for historic doors CTH-PUR-XXX-DR-31-A-8039, Heritage Impact Assessment, Internal Fire Door Schedule, Proposed Basement Floor Plan, Proposed First Floor Plan, Proposed Ground Floor Plan, Proposed Mezzanine Plan, Review of alternatives - Implications of heritage doors on fire strategy, HISTORIC STYLE DOOR TYPE RW01 CTH-PUR-XXX-DR-31-A-8031, HISTORIC STYLE DOOR TYPE RWP01 CTH-PUR-XXX-DR-31-A-8032, HISTORIC STYLE DOOR TYPE RP04 CTH-PUR-XXX-DR-31-A-8033, HISTORIC STYLE DOOR TYPE RP04-BD CTH-PUR-XXX-DR-31-A-8035, HISTORIC STYLE DOOR TYPE RP04-SP CTH-PUR-XXX-DR-31-A-8036, DOOR FRAME INTERFACE CTH-PUR-XXX-DR-31-A-8030, DOOR TYPE E01A CTH-PUR-XXX-DR-31-A-8000, DOOR TYPE E02 CTH-PUR-XXX-DR-31-A-8003, DOOR TYPE E03A CTH-PUR-XXX-DR-31-A-8004, DOOR TYPE E04 CTH-PUR-XXX-DR-31-A-8006, DOOR TYPE E06 CTH-PUR-XXX-DR-31-A-8008, DOOR TYPE E07 CTH-PUR-XXX-DR-31-A-8007, DOOR TYPE E09 CTH-PUR-XXX-DR-31-A-8011, DOOR TYPE E10 CTH-PUR-XXX-DR-31-A-8012, DOOR TYPE E12 CTH-PUR-XXX-DR-31-A-8014, DOOR TYPE E16 CTH-PUR-XXX-DR-31-A-8018, DOOR TYPE E21 CTH-PUR-XXX-DR-31-A-8023, Camden Town Hall - Fire Doors.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
  - b) Samples of timber to be provided on site and retained on site during the course of the works.
  - c) Samples of glazing to be provided on site and retained on site during the course of the works.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 The existing ironmongery shall be integrated into the replica doors where appropriate.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 6 All doors to be replaced shall be retained and stored on site.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Camden Town Hall is a grade II listed building. It was built during 1934-7 and is constructed on a steel frame with Portland Stone cladding. The building is set over three main storeys with a basement. The building's entrance is on Judd Street, however the building is most visible from Euston Road.

The building is currently being refurbished under application reference 2019/2238/P and reference 2019/2257/L.

The current proposals are for the replacement of 35 internal doors to provide improved fire safety. Building regulations require the doors to provide between 30 and 60 minutes of fire protection. The current doors, according to International Fire Consultants Ltd, provide as little as 5-7 minutes of fire protection.

An analysis of the current doors was carried out by International Fire Consultants Ltd, who concluded that if the existing doors were upgraded, they would provide just 15-20 minutes of fire protection. This is a result of the large

amount of glazing present within many of the doors, the construction of the panels and architraves, the warping of the wood and the type of glue that holds the doors together.

Various options for improving the fire safety of the building whilst retaining the doors have been explored, however none were considered satisfactory. The addition of lobbies was considered, however this would damage the historic circulation and plan form of the building, would not be sensitive to historic fabric and would be harmful to the overall aesthetic of the building. The addition of sprinklers was also considered, however the installation and integration would be harmful to historic fabric and would still not provide the level of fire protection required.

As a result, the replacement of the doors is supported. It is regrettable but accepted that there will be some harm to the building as a result of the replacement, however this is offset by the improved fire safety which is a public benefit. The protection of the historic fabric against fire is also a heritage benefit.

Conditions have been added to the consent ensuring the replacement doors are exact replicas of the existing. Drawings and samples will be checked by the Local Planning Authority to ensure the doors are acceptable. Any historic ironmongery will also be sued on the replica doors where possible. A condition has also been added to the consent ensuring the existing doors are stored on site.

The proposed works will cause less than substantial harm the special interest of the grade-II-listed building but is offset by both public and heritage benefit.

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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment