

Application ref: 2020/3862/P
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Date: 26 November 2020

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The Planning Lab
South Wing
Somerset House
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Town Hall
Judd Street
London
WC1H 9JE

Proposal: Non-Material Amendment to facilitate change of revolving lobby door to sliding door and reduce lifts from two to one as granted under reference 2019/2238/P dated 20/12/19 for 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 2 No. new doorways on Bidborough Street and 2 No. 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.

Drawing Nos: Superseded drawings:
(91)000, (92)000, (92)001, (94)003, (94)014.

Amended drawings:

(91)000 P03, (92)000 P03, (92)001 P03, (94)003 P02, (94)014 P01.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2019/2238/P dated 20/12/2019 shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

Proposed:

(91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)000 P03, (91)001 P01, (91)002 P01, (91)003, (91)004, (91)005, (91)006 P01, (91)007 P01, (91)100, (91)101, (91)102, (91)103 P01, (91)104, (91)105, (91)106, (91)107, (91)200, (91)201 P01, (91)202, (91)203 P01, (91)204 P01, (91)205 P01, (92)000 P03, (92)001 P03, (92)002 P02, (92)003, (92)004 P01, (92)005 P02, (92)006 P02, (92)007 P02, (92)100 P01, (92)101 p01, (92)102 P01, (92)103 P01, (92)104 P01, (92)105 P01, (92)106 P01, (92)107 P01, (92)108, (92)109, (92)110, (92)111, (92)200, (92)201 P01, (92)202 P01, (92)203 P02, (92)204 P01, (92)205 P02, (92)900, (92)901, (92)902, (92)903, (92)904, (92)905, (92)906, (92)907, (93)000, (93)221, (93)251, (93)252, (93)253, (93)311, (93)312, (93)051, (93)341, (93)342, (93)343, (93)344, (93)345, (93)346, (93)401, (93)402, (93)403, (93)404, (93)405, (93)406, (93)407, (93)408, (93)409, (93)531 P01, (93)532 P01, (93)533 P01, (93)621, (93)622, (93)623, (93)701, (93)702, (93)703, (93)704, (93)705, (93)706, (93)707, (93)708, (93)709, (94)000 P01, (94)001 P01, (94)002, (94)003 P02, (94)004 P01, (94)005, (94)006 P01, (94)007 P01, (94)011, (94)014 P01, (94)015, (94)017, (95)001, (95)002, (95)003, (99)000, (99)001, (99)002, (99)003, (99)004, (99)005, (99)006, (99)007, (99)100, (99)101, (99)102, (99)103, (99)104, (99)105, (99)106, (99)107. CTH-PUR-XX-XX-SH-A-41002, CTH-PUR-MP-00-SP-A-00005, CTH-PUR-XX-XX-RP-A-00012.

Documents:

Operational Waste Management Strategy (Lendlease) 18 April 2019, Air Quality Assessment (Lendlease) 18 April 2019, Basement Impact Assessment (Lendlease) 9 July 2019, Construction Logistics Plan (Lendlease) 18 April 2019, Construction Management Plan (Lendlease) 18 April 2019, Planning Statement (Lendlease) 18 April 2019, Design and Access Statement (Lendlease) 18 April 2019, Energy Statement (Lendlease) 18 April 2019, Heritage Impact Statement (Purcell) 01 April 2019, Il Bottaccio Management Plan (Lendlease) 18 April 2019, Noise Impact Assessment (Lendlease) 18 April 2019, Statement of Community Involvement (Lendlease) 18 April 2019, Structural Statement Plan (Lendlease) 18 April 2019, Transport Statement and Travel Plan 18 April 2019, Camden Town Hall - Supplementary environmental noise assessment D03 (ARUP) 22 November 2019, Planning Application Addendum Design and Access Statement Heritage Impact Statement (Purcell) April 2020, Cover letter (The Planning Lab) 6th May 2020.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for approval:

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 consented applications with references 2019/2238/P and 2019/2257/L.

This application relates to some minor changes to the already consented schemes.

The changes affect the internal arrangement of the SME offices that are accessed via Bidborough Street. The internal doors of the access lobby from Bidborough Street are changed from revolving to sliding doors. This change will have no impact on the quality or usability of the space. In addition, the number of goods lifts running from ground to basement level is reduced from two to one. This will not affect the usability or accessibility of the approved land uses.

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

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.

Due to the nature of the proposals, they are not considered to introduce any new design or amenity impacts. The visual impact of the amendments would be limited and would not materially impact the architectural aesthetic of the approved scheme.


Special attention has been paid to the desirability of preserving the special interest of the listed building and preserving or enhancing the character or appearance of the conservation area, under s. 66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the nature of the application as a non-material amendment to a previously approved scheme, no neighbour consultations were undertaken. No objections were received. The site's planning history was taken into account when coming to this decision. The full impact of the proposed development has already been assessed by virtue of the previous permission granted on 2019/2238/P dated 20/12/19.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and shall only be read in the context of the substantive permission granted on 2019/2238/P dated 20/12/19 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

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

Daniel Pope
Chief Planning Officer

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