

26 March 2020

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

FAO: Mr David Fowler

Dear David

Discharge of Pre- Commencement Conditions | 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 part 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 part discharge the following:

Planning permission conditions–

- PP3 part b. (Details of new shutter to Judd Street),
- PP3 part d. (Details of type and location of CCTV cameras),
- PP3 part f. (Details of new stairs and ramps to Judd Street and Bidborough Street elevations).

Listed Building Consent conditions –

- LBC4 part c. (Details of proposed roof of Council Chamber).

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.

This application has been submitted via the planning portal (ref: PP-08610130). 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 Pre-commencement Conditions

This application seeks to discharge Conditions 3 part b, d, f of the above referenced PP and Condition 4 part c. of the above referenced LBC. The detail within these conditions are required to be submitted and approved prior to commencement of the specific works.

[Redacted content]

Condition PP3 | requires detailed drawings, or samples of materials as appropriate, in respect of the following, to be submitted and approved in writing by the Council before the relevant part of the work is begun:

Part b) Details of new shutter to Judd Street.

Drawing ref: CTH-PUR-G0-DR-32-A-6010 shows the appearance of the proposed shutter at Judd Street. The drawing includes an image to show a sample of the vertical shutter.

Part d) Details of type and location of CCTV cameras.

The submitted drawings (ref: CTH-PUR-MP-ZZ-DR-A-92100, CTH-PUR-MP-ZZ-DR-A-92101, CTH-PUR-MP-ZZ-DR-A-92102 and CTH-PUR-MP-ZZ-DR-A-92103) shows the proposed locations of the new CCTV cameras which are highlighted in green. A CCTV specification has also been submitted which describes the type of CCTV cameras that will be installed.

Part f) Details of new stairs and ramps to Judd Street and Bidborough Street elevations.

The submitted drawing refs: CTH-PUR-G0-DR-90-A-6701, CTH-PUR-G0-DR-90-A-6702, CTH-PUR-G0-DR-90-A-6707, CTH-PUR-G0-DR-90-A-6708 and CTH-PUR-G0-DR-90-A-6710 provide information on details for the new stairs and ramps to Judd Street and Bidborough Street elevations.

Listed Building Conditions

Condition LBC4 | requires detailed drawings, or samples of materials as appropriate, in respect of the following, to be submitted to and approved in writing by the Council before the relevant part of the work is begun:

Part c) Details of proposed roof of Council Chamber

The details of the proposed roof lanterns to the Council Chamber are shown on drawing ref: CTH-PUR-XXX-DR-27-A-6526.

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

Yours faithfully

Victoria Cartwright
The Planning Lab