

11 September 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 the applications seek to part discharge the following:

Planning permission conditions–

- PP3 part g. (Details, including sections, of all new external doors and windows, including secondary glazing),

Listed Building Consent conditions –

- LBC4 part a. (Details of all new internal doors)
- LBC4 part b. (Details of all new flooring).

The details of the conditions have been submitted in separate applications.

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.

These applications have been submitted via the planning portal (ref: PP-09058198, PP-09062876, PP-09062896). An application form is submitted, together with the relevant information to support each condition, as defined below. The relevant application fee of £116 has also been submitted for each application.

Details of Pre-commencement Conditions

These applications seek to discharge Condition 3 part g. of the above referenced PP and Condition 4 parts a and b. of the above referenced LBC. The detail within these conditions are required to be submitted and approved prior to commencement of the specific works. There are currently two live non-material amendment and listed building consent applications to accommodate some minor changes to the original permission, of which application ref: 2020/1992/L and 2020/1990/P is due to be determined imminently. These applications only

affect the layout of bin store and Judd Street entrance, rather than the type of flooring to be proposed in these areas and therefore will not have an impact on the details submitted for these conditions.

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 g) Details, including sections, of all new external doors and windows, including secondary glazing

Details of all new external doors and windows including secondary glazing have been submitted under Planning Portal reference: PP-09058198. A window schedule and elevations with window numbers labelled to help officers identify the location and the type of the new windows and doors have also been submitted. For more detail of the external doors can be found in the technique performance specifications.

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 a) Details of all new internal doors

A schedule and general specification of all new internal doors has been submitted, together with the different door types under Planning Portal reference: PP-09062876.

Part b) Details of all new flooring

Submitted floorplans have been colour coded to show the different types of new flooring on all floors across the whole building. These details are submitted under Planning Portal reference: PP-09062896.

These applications are 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



Yours faithfully

Susie Taylor
The Planning Lab