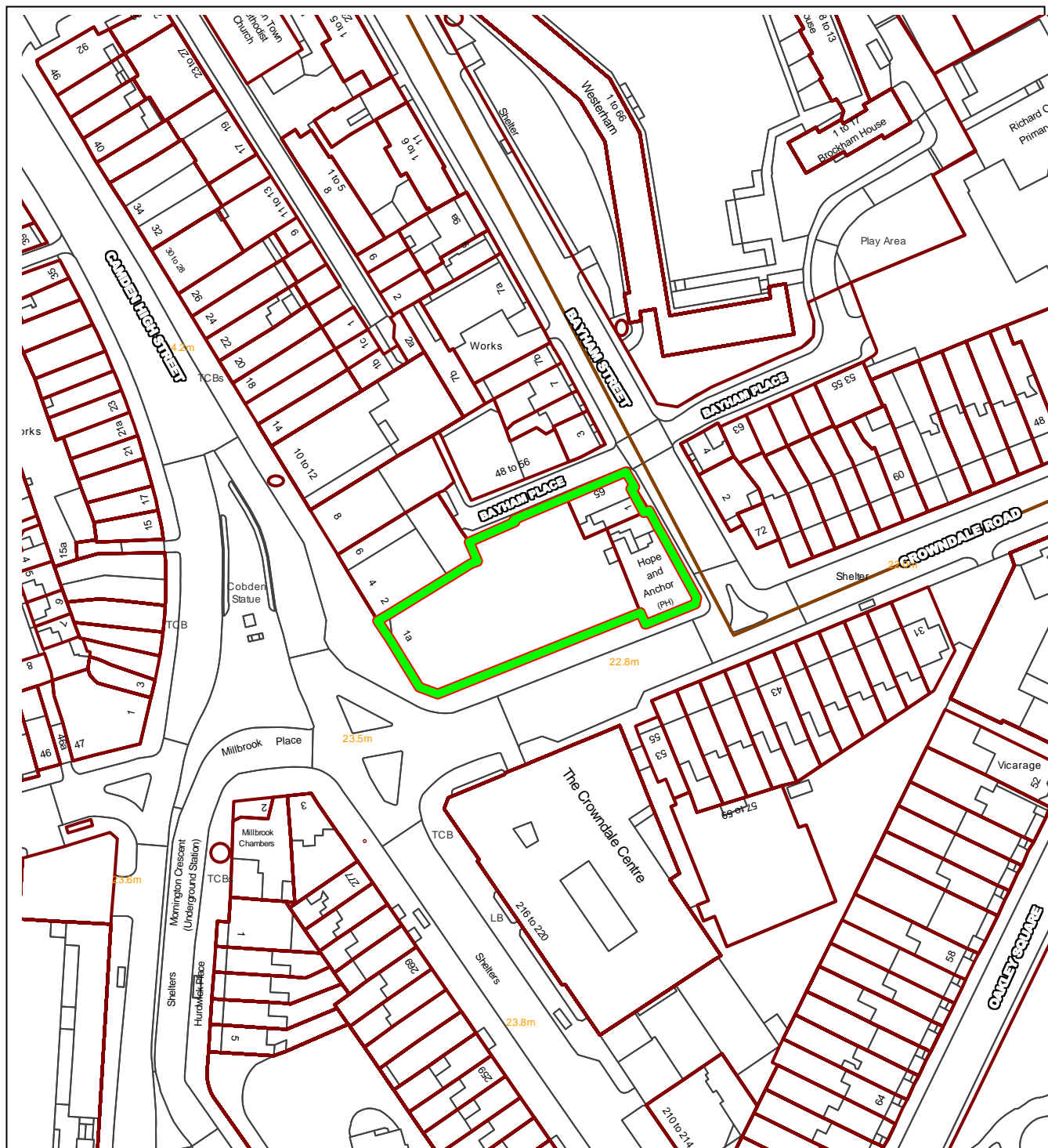


Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road,  
1 Bayham Street and 65 Bayham Place - 2016/6959/P & 2016/6960/L



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<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>17/03/2017</b>
		N/A	<b>Consultation Expiry Date:</b>	<b>02/05/2017</b>
<b>Officer</b>		<b>Application Number(s)</b>		
David Peres Da Costa		i) 2016/6959/P ii) 2016/6960/L		
<b>Application Address</b>		<b>Drawing Numbers</b>		
Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place London NW1 7JE		Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
i) Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building with basement to provide 32 bedroom hotel (Class C1) following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) including change of use at 1st and 2nd floor of 74 Crowndale Road from pub (Class A4) to hotel (Class C1), mansard roof extension to 74 Crowndale Road, retention of ground floor of Hope & Anchor PH, conversion of flytower to ancillary recording studio and hotel (C1), creation of terraces at 3rd and 4th floor level and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel (C1).  ii) Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building with basement following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) to provide 32 bedroom hotel, mansard roof extension to 74 Crowndale Road, conversion of flytower to recording studio and hotel use (with retention of original theatre equipment), creation of terraces at 3rd and 4th floor level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel, minor reconfiguration to circulation space within Koko, conversion of Koko dome to a private bar and refurbishment and restoration of Koko.				
<b>Recommendations:</b>		i) <b>Grant conditional planning permission subject to a Section106 legal agreement</b> ii) <b>Grant listed building consent</b>		
<b>Application Type:</b>		i) <b>Full Planning Permission</b> ii) <b>Listed Building Consent</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice
Informatives:	
Consultations	
Reason for referral to Members' Briefing	<p>Development Control Committee resolved to grant planning permission subject to a s106 legal agreement on 11<sup>th</sup> May 2017. The Local Plan was adopted by Council on 3 July 2017. As the original assessment was made under the Local Development Framework, this report provides an assessment with regard to the policies in the Local Plan.</p> <p>The application is being referred to members because the s106 was not signed before the adoption of the Local Plan. The purpose of this assessment is to illustrate where policy has materially changed in as far as it relates to the proposal, and to then assess if the proposal is still in compliance with said policy.</p>

## Site Description

The site is bounded by Camden High Street to the east, Crowndale Road to the south, Bayham Street to the west, and Bayham Place to the north. It comprises Camden Palace “(KOKO)”, the Hope and Anchor Public House (74 Crowndale Road), 1 Bayham Street and 65 Bayham Place.

The site falls within the Camden Town ‘Town Centre’ and the Camden Town Conservation Area. The Public House, 1 Bayham Street and 65 Bayham Place are all identified as positive contributors in the Camden Town Conservation Area Appraisal. The Camden Palace Theatre (Koko) is Grade II listed.

The Hope and Anchor PH has an A4 use, and 1 Bayham Street and 65 Bayham Place has a B1 office use but all have been unoccupied for some time. There is an article 4 direction covering the area which removes permitted development rights for the change of use of a building from offices Class B1a to dwellinghouses C3.

## Relevant History

### 1 Bayham Street

**2015/0542/P:** Change of use from office (Class B1a) to residential (Class C3 comprising 3 x 2 bed flats). Grant Prior Approval 31/03/2015

**2015/2196/P:** Conversion of existing office (B1a) to five residential units (2x1 bed, 2x2 bed and 1x3 bed) including a roof extension and a third floor extension. Rear infill extensions at first and second floor with terraces and the creation of a new cycle store and refuse store at ground floor. Refused 09/07/2015

### Hope and Anchor, 74 Crowndale Road

**2014/2621/P:** Change of use from public house (Class A4) to alternative uses as either retail or estate agents offices (Class A1/A2) at part ground, part basement levels and residential (Class C3) to provide 8 flats (1 x 3 bed, 4 x 2 bed, 3 x 1 bed), enlargement of existing basement with side lightwell, replacement of single storey rear/side addition with 3 storey rear/side extension and mansard roof with terrace, and associated alterations to windows and doors. Granted Subject to a Section 106 Legal Agreement 06/01/2015 Decision quashed 08/09/2015 following judicial review.

In the judicial review it was determined that the council had failed to assess the heritage impact of the proposal and had approached the issue of potential noise impacts on residents of the proposed flats in a way that was legally and procedurally flawed and irrational.

## Relevant policies

### **NPPF**

**London Plan March 2016, consolidated with alterations since 2011**

### **Camden Local Plan 2017**

H2 Maximising the supply of self-contained housing from mixed-use schemes

C1 Health and wellbeing

C3 Cultural and leisure facilities

C4 Public Houses

C5 Safety and security

C6 Access for all

E1 Economic development

E2 Employment premises and sites

E3 Tourism

A1 Managing the impact of development

A2 Open space  
A3 Biodiversity  
A4 Noise and vibration  
A5 Basements  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding  
CC4 Air quality  
CC5 Waste  
TC1 Quantity and location of retail development  
TC2 Camden's centres and other shopping areas  
TC4 Town centres uses  
T1 Prioritising walking, cycling and public transport  
T2 Parking and car-free development  
T4 Sustainable movement of goods and materials  
DM1 Delivery and monitoring

**Camden Planning Guidance**  
**Camden Town Conservation Area Statement**

**Assessment**

**1. Proposal**

- 1.1. The application seeks a change of use from offices (Class B1) at 65 Bayham Place and 1 Bayham Street and the erection of a 5 storey building with basement to provide a 32 bedroom 'boutique' hotel (Class C1) wrapping around two sides of the stage house of Koko (to the north and east). This would involve the demolition of 65 Bayham Place and part of 1 Bayham Street. The façade of 1 Bayham Street would be retained. In addition, the proposal includes a glazed extension above the roof of Koko to provide a restaurant and bar to the hotel ('Sky Lobby'), and conversion of the Koko dome to a private bar. The glazed extension would measure approximately 14.6m by 17.2m and would be 4.3m high. As the structure would sit above the existing roof (on a raised platform), the top of the glazed roof would be 6.16m above the existing roof.
- 1.2. The proposal includes the creation of terraces at 3rd and 4th floor level. At 3<sup>rd</sup> level there would be a 16.5sqm terrace accessed from a hotel bedroom. At 4<sup>th</sup> floor level there would be an 89.4sqm hotel roof terrace (to the north east corner of the site) facing towards Bayham Street and Bayham Place. On the Crowndale Road elevation (south elevation) there would be 2 further terraces at 4<sup>th</sup> floor level. A 62.5sqm terrace serving the 'Artist's and Executives' suite and 61.3sqm terrace serving the rooftop bar and restaurant ('Sky Lobby'). The suite terrace and rooftop bar and restaurant terrace would be connected by a stair.

**2. Background**

- 2.1. Development Control Committee resolved to grant planning permission subject to a s106 legal agreement on 11<sup>th</sup> May 2017. The Local Plan was adopted by Council on 3 July 2017. As the original assessment was made under the Local Development Framework, this report provides an assessment with regard to the Local Plan. This will allow the implications of the Local Plan for the proposed development to be fully assessed and a final decision can be made taking into account the Local Plan. As an assessment has already been made taking into consideration

the statutory requirements, the NPPF and the London Plan, the following assessment will consider first and foremost the implications of the Local Plan. Since the resolution to grant permission was made by the committee on the 11<sup>th</sup> May 2017, no alterations have been made to the proposed scheme.

### **3. Assessment**

#### **3.1. Land use**

##### **3.1.1. Loss of office space**

3.1.2. The application involves the loss of 337sqm of office floorspace (Class B1) within 1 Bayham Street and 65 Bayham Place.

3.1.3. Policy E2 (compared to policy DP13): There is no significant difference in the policies apart from the requirement to provide affordable workspace. The Economic Development team have reviewed the applicant's justification and accept the reprovision of office space would not be feasible in this instance. As there is no reprovision of office floorspace, the requirement to provide affordable workspace falls away. The loss of office floorspace was fully considered during the previous determination and remains justified in accordance with policy E2.

##### **3.1.4. Loss of ancillary pub floorspace**

3.1.5. Policy C4 'Public Houses' states the Council will seek to protect public houses which are of community, heritage or townscape value. Applications involving the loss of pub floorspace, including facilities ancillary to the operation of the public house, will be resisted where this will adversely affect the operation of the public house. At ground floor level the pub would be retained and in addition to the restaurant and bar space there would be a hotel reception, concierge and lobby (as part of the existing Hope and Anchor Pub floorspace). The uses at ground floor level would allow the character of a pub to be retained.

3.1.6. There would be a loss of 122.8sqm of ancillary A4 floorspace at first and second floor level. In determining whether the loss of floorspace is acceptable, the Council will take into account the effect of changes to the pub's layout and reduction in its trading area on its continuing ability to sustainably operate (Policy C4). The development includes restorations to the elevations of the Hope & Anchor which would enhance the contributions this building makes to townscape value. The upper floors of the building were previously used as ancillary residential accommodation for those working at the pub. These floors were not public assessable or used as private function or dining spaces. The officer's report for the previous change of use application (2014/2621/P) noted that the pub does not provide nor has it ever provided a community function to local residents. Although this decision was subsequently quashed, this part of the officer's assessment still provides useful background information. As the upper floors were not publicly accessible and did not perform a community function, the loss of ancillary A4 floorspace at first and second floor is considered acceptable as it would not adversely impact on the pub's community, historic and townscape value. In addition a noise management plan would be secured by legal agreement to ensure the proposed hotel would not be affected by adjacent entertainment uses. As such the proposed development is considered to remain in accordance with policy C4.

### 3.1.7. Proposed hotel

- 3.1.8. The application would create a 32 bedroom 'boutique' hotel (Class C1). The hotel would have a floorspace of 1445sqm.
- 3.1.9. Policy E3 (compared to policy DP14): There is no significant difference in the policies. Part d of the policy encourages large-scale tourism development and visitor accommodation to provide training and employ Camden residents. The proposed 32 bedroom hotel is considered to be a smaller scale visitor accommodation and so there is no specific requirement for training. Nevertheless, the application provides a strong package of measures to maximise the opportunities to local residents and businesses afforded by the development which would be secured by legal agreement.

### 3.2. **Mixed use policy**

- 3.2.1. Policy H2 (compared with policy DP1): There is a non-residential uplift of 1377sqm GEA gross. As the non-residential uplift exceeds 1,000sqm (GIA), the change to the threshold from 200sqm GEA to 200sqm GIA would not affect the decision. The Committee Report indicates that it would not be practicable to provide housing adjacent to Koko, and so off-site provision was investigated. Policy H2 include assessment against criteria a-e to ascertain whether housing is required in the first instance.
- a) the character of the development, the site and the area;
  - b) site size, and any constraints on developing the site for a mix of uses;
  - c) the priority the Local Plan gives to the jewellery sector in the Hatton Garden area;
  - d) whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses; and
  - e) whether the development is publicly funded or serves a public purpose.
- 3.2.2. When considering whether self-contained housing would be compatible with the character and operational requirements of the adjacent music venue, it was initially considered that it may be possible to create a structural independent building on the back of the site to provide housing which therefore would be likely to have an acceptable level of residential amenity in terms of noise and vibration. Therefore taking into account criteria a-e, the Council would expect housing to be provided as part of the scheme. While housing would be required, the applicant has provided justification as to why it cannot be practically achieved on site.
- 3.2.3. The re-provision of office floorspace within the site raises a number of issues. The creation of office uses at first floor level would have prejudiced the hotel offer by resulting in a compromised layout reducing the appeal of the hotel to guests. The inclusion of office floorspace would have a significant impact on the proposed development scheme, as it would result in the loss of 11 bedrooms, hotel back of house and staff space. If the current scheme were to include office accommodation, then the hotel could only offer 21 rooms and would lose 34% of its revenue that would have been generated by hotel uses. The inclusion of the office accommodation would remove the linkage between Koko and the hotel at first floor, limiting the flow of hotel guests into the music venue to second floor only. The inclusion of office accommodation on the first floor would also limit the daytime operation of the venue in terms of practical uses such as band sound checking, matinee film showings, tea dances etc. This would significantly hinder the proposed operation of Koko.
- 3.2.4. In accordance with policy H2, off-site provision has then been investigated. However the applicant has shown that there are no alternative sites available in the area. Therefore the Council would, as a last resort, accept a payment in lieu. As it has been appropriately

demonstrated that onsite, or local off site housing provision is not a viable option a payment in lieu would be accepted.

3.2.5. The Committee report calculates the GEA housing requirement as 688.5sqm (50% x 1377sqm). As no housing would be provided on site the shortfall would be 688.5sqm GEA. Since CPG8 has not been superseded and provides a payment in lieu figure based on GEA, the GEA is the appropriate method to calculate the shortfall notwithstanding the change to GIA in Policy H2. The viability report submitted was assessed by BPS before it went to planning committee. BPS agreed with the viability assessment that this scheme cannot sustain a financial contribution to housing. A deferred contribution was therefore secured via legal agreement. The deferred contribution is capped at the shortfall between the amount of additional housing proposed and the Council's policy targets. In this case the policy target is £481,950 (£700 x 688.5sqm). The actual contribution would be determined by a further viability appraisal undertaken on an open book basis at an agreed point after approval of the development but before the scheme is fully occupied.

3.2.6. In light of the above, the scheme is considered to remain in accordance with adopted policy H2.

### 3.3. **Design and impact on Heritage**

3.3.1. Policy D1 and D2 is consistent with policy DP24 and DP25 and so the original assessment of design in the committee report is considered to accord with the Local Plan.

### 3.4. **Basement**

3.4.1. Policy A5 (compared with policy DP27): The proposal would extend the theatre sub-basement by approximately 34sqm to allow for the provision of lift services to this level. The existing basement of the theatre and the Hope and Anchor would also be extended by approximately 202sqm so that it extended under the footprint of the entire site.

3.4.2. Policy A5 includes a new series of criteria which basement development should comply with.

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

3.4.3. The proposed basement would comply with parts f-m and the BIA has been independently audited by Campbell Reith. Damage Category 0 (Negligible) is predicted for all buildings which accords with policy A5n (no higher than Burland Scale 1 'very slight'). The audit recommends a Basement Construction Plan (BCP) would be required. This would be secured by legal agreement and would be in accordance with policy A5 which now explicitly refers to BCPs.

### 3.5. **Neighbouring amenity**

3.5.1. The proposal includes the creation of terraces at 3rd and 4th floor level. The following terraces



are proposed:

- Hotel bedroom terrace (3<sup>rd</sup> floor level) facing towards Bayham Street and Bayham Place (16.5sqm).
- Hotel terrace (4<sup>th</sup> floor level) facing towards Bayham Street and Bayham Place (89.4sqm) for hotel guests and their guests.
- 'Suite terrace' (4<sup>th</sup> floor level) on Crowndale Road elevation (62.5sqm) serving 'the VIP suite' (an events space).
- 'Lobby terrace' (4<sup>th</sup> floor level) on Crowndale Road elevation (61.3sqm) serving the rooftop bar and restaurant ('Sky Lobby').

3.5.2. The applicant has submitted a hotel management plan. The management plan would be secured by legal agreement.

3.5.3. Assessment of noise from proposed roof terraces

3.5.4. Policy A4 (compared with policy DP28)

3.5.5. Table D of Policy DP28 provides criteria with a higher threshold than would be acceptable under Policy A4. Table D of policy A4 states that noise is considered to be at an acceptable level (lowest observed effect level) when customer noise from entertainment premises is 10dB below existing when assessed in the garden of nearby dwellings.

3.5.6. Policy DP28 states that average noise levels (when measured at 5min intervals) shall not increase by more than 5dB (daytime and evening) or 3dB (at night) when compared with no entertainment taking place. Policy A4 is more stringent in that it provides criteria which are lower (rather than higher) than average noise levels.

3.5.7. The committee report states: *the worst case noise level (from the roof terraces) at the nearest closest façade is predicted to be 41dB. The predicted worst case noise level would be no greater than the quietest night-time background level.* To provide evidence of the night-time background level, a noise report for 3, 5 & 7 Bayham Street and 46 Bayham Place dated 27 January 2017 was submitted. This states that the lowest background sound levels measured during the survey were LA90,15min 46 dB during the daytime and LA90,15min 44 dB at night. It is acknowledged that the measurements provided by the applicant are lowest background noise levels rather than average background noise levels. Nevertheless, when measured against this more demanding criteria, the applicant has demonstrated that 'the predicted worst case noise level would be no greater than the quietest night-time background level'. It was therefore accepted the proposal development would comply with the council's noise thresholds as stipulated by Table D of Policy DP28.

3.5.8. The environmental health officer has reviewed the submitted information in light of the Local Plan Policy A4. They confirmed no additional information would be required as the assessment was made with stricter background noise limits. Therefore it is considered the noise from terraces would meet the new local plan criteria.

3.5.9. Assessment of noise from plant

3.5.10. Policy A4 states development should have regard to Camden's Noise and Vibration Thresholds (Appendix 3). The noise thresholds are more demanding than those provided by policy DP28. No specific details of plant were provided in the submitted noise assessment

which accompanied the original application. Therefore a condition was recommended (condition 10) to require full details of a scheme for extraction, ventilation and cooling including manufacturers specifications, noise levels and attenuation to be submitted to and approved by the Local Planning Authority in writing prior to the first use of the hotel. A condition was also recommended (condition 5) to ensure any noise from plant would not exceed Camden's noise thresholds. It is noted this condition refers to thresholds provided by LDF policy DP28. That is to say the recommended condition restricts noise to 5dB (or 10dB if tonal) below background.

3.5.11. Policy A4 provides some flexibility in the assessment of noise. Policy A4 states we will only grant permission for plant and machinery if it can be operated without causing harm to amenity. Furthermore National Planning Practice Guidance states that while Local Plans can include noise standards, care should be taken to avoid these being implemented as fixed thresholds as specific circumstances may justify some variation being allowed.

3.5.12. NPPG provides the following guidance on noise assessment: *"At the lowest extreme, when noise is not noticeable, there is by definition no effect. As the noise exposure increases, it will cross the no observed effect level as it becomes noticeable. However, the noise has no adverse effect so long as the exposure is such that it does not cause any change in behaviour or attitude. The noise can slightly affect the acoustic character of an area but not to the extent there is a perceived change in quality of life. If the noise exposure is at this level no specific measures are required to manage the acoustic environment"*.

3.5.13. As the noise condition was based on DP28 noise thresholds the noise from the plant at nearest residential noise sensitive receptor would be 5dB below background noise levels. Appendix 3 of the Local Plan states that a rating level between 9dB below and 5dB above background would be amber (between Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level). The noise condition of 5dB below background would therefore fall more towards the Lowest Observed Adverse Effect Level. The LOAEL is the level above which adverse effects on health and quality of life can be detected however the NPPG does not state that mitigation will be required at this level. Nevertheless in the context of the planning application it is considered the applicant would be able to take further steps to mitigate and minimise noise when condition 10 is discharged.

3.5.14. In light of the above, it is considered that the noise threshold (5dB below background) as provided in Condition 5 remains in accordance with Policy A4 and would adequately safeguard the amenities of the adjoining premises and the area generally.

### 3.6. **Air quality assessment**

3.6.1. Policy CC4 (compared with DP32): No significant change in the policy. In summary, the development meets air quality neutral requirements and so would accord with policy CC4.

### 3.7. **Transport**

#### 3.7.1. Car parking

3.7.2. Policy T2 (compared with policy DP18): The development would be secured car free in accordance with policy T2.

### 3.7.3. Cycle parking

- 3.7.4. Policy T1 seeks to ensure that development provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan. The development would provide 8 long-stay staff cycle parking spaces. This exceeds the London Plan requirement. No short-stay visitor cycle parking has been proposed as part of this development. London Plan standards requires 14 short stay spaces (for the whole development). As this site is very restricted for space, it is accepted that there is no excess space in private ownership that could be used for visitor cycle parking. We are therefore willing to agree that space on the public highway along Crowndale Road can be used in this instance. Transport officers consider that 14 spaces would be an over provision for this site and location and the provision of 8 spaces or 4 Sheffield stand would be acceptable.
- 3.7.5. The main changes to policy have been set out above and the policies T1, T2, T3 T4 and A1 are otherwise broadly in line with the Council's previous policies. Therefore the assessment of the impact of the local transport network and servicing are unchanged from the original officer's committee report. The transport impacts would not harm neighbouring amenity and would be in accordance with policy A1. The requirement for a construction management plan, servicing management plan, travel plan and highways contribution would be secured by legal agreement as per the original determination.

### 3.8. **Sustainability**

- 3.8.1. Policy CC2 (compared with policy DP22): The new build hotel will achieve BREEAM Excellent which is accordance with policy CC2.
- 3.8.2. Policy CC1 (compared with policy CS13): Policy CC1 also requires development to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. The proposal includes Solar PV (40m2) and an Air Source Heat Pump. The development provided a 9% reduction in carbon dioxide emissions through renewables. The submitted information demonstrated that a 20% reduction would not be feasible in this case. The applicant's justification has been reviewed by the Council's sustainability officer and further options for renewables were fully explored. In this context the reduction would be in accordance with policy CC1.

### 3.9. **Health Impact Assessment**

- 3.9.1. Policy C1 Health and wellbeing states the Council will require proposals for major development schemes to include a Health Impact Assessment (HIA).
- 3.9.2. Health and wellbeing are not wholly new considerations, they are the subject of Core Strategy CS16, and there are also considered in Section 12 in CPG6 "Planning for healthy communities".
- 3.9.3. While Policy C1 itself indicates that HIA is required for major developments, supporting para 4.9 is broader, indicating that scope of a HIA will vary depending on the size of the development and its location, and only indicates a requirement for engagement with health and community stakeholders where there are 100 homes or more. The Committee Report includes consideration of health and wellbeing at a number of points, policies CS16 and C1 are referenced, and there is discussion (for example) of designing out crime, open space contribution, neighbouring amenity, air quality and construction impacts.

3.9.4. The applicant has submitted a rapid HIA after officer's raised the requirements of policy C1. It is noted the rapid HIA was submitted after the committee resolved to grant. Nevertheless the rapid HIA demonstrates that there would be no negative health impacts from the proposed development. Furthermore the contents of the HIA do not raise any new material considerations such that a different decision on the Application would be reached if it were reconsidered.

### **3.10. Employment and business support**

3.10.1. Policy E1 'Economic development' states the Council will support local enterprise development, employment and training schemes for Camden residents. This is unchanged from the previous policy in the LDF (CS8) and the employment and business support measures set out in the officer's committee report would be secured by legal agreement.

### **3.11. Conclusion**

3.11.1. The Local Plan policies introduce a number of significant changes to policy requirements. However, in each case this assessment has shown that the development would comply with the requirements of the Local Plan. No new material considerations have been identified such that a different decision on the Application would be reached if it were reconsidered.

### **DISCLAIMER**

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9<sup>th</sup> October 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.

Indigo Planning  
87 Chancery Lane  
London  
WC2A 1ET

Application Ref: **2016/6959/P**

02 October 2017

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**Koko 1A Camden High Street  
Hope & Anchor PH 74 Crowndale Road  
1 Bayham Street and 65 Bayham Place  
London  
NW1 7JE**

Proposal:

**DECISION**  
Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building with basement to provide 32 bedroom hotel (Class C1) following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) including change of use at 1st and 2nd floor of 74 Crowndale Road from pub (Class A4) to hotel (Class C1), mansard roof extension to 74 Crowndale Road, retention of ground floor of Hope & Anchor PH (Class A4), conversion of flytower to ancillary recording studio and hotel (C1), creation of terraces at 3rd and 4th floor level and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel (C1).

Drawing Nos: Supporting documents: Planning and Listed Building Statement Appendices; Energy Statement prepared by StromaTech dated 13/12/2016; Sustainability Assessment prepared by StromaTech dated 13/12/2016; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Noise impact assessment prepared by Big Sky Acoustics dated 16th December 2016; Draft Construction Management Plan dated 1st December 2016; Daylight and Sunlight Report prepared by GVA dated November 2016; Delivery and servicing management plan prepared by ADL

Traffic Engineering dated December 2016; Transport statement prepared by ADL Traffic Engineering dated December 2016; Travel plan prepared by ADL Traffic Engineering dated December 2016; Economic Statement prepared by Indigo Planning dated December 2016; Draft Hotel Management Plan; Statement of Community Engagement; Planning and Listed Building Statement prepared by Indigo Planning dated; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Economic Viability Appraisal prepared by ULL Property dated December 2016; Bat survey - preliminary roost assessment prepared by Arbtech dated 05/02/2017; Air quality Assessment prepared by Burke Hunter Adams dated February 2017; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Designing out Crime- Addendum (including access drawings); Appendix K - Drainage Strategy Report rev 2 prepared by Heyne Tillett Steel dated March 2017; Draft Hotel Management Plan; Independent Viability Review prepared by BPS dated 23rd February 2017; Overheating Analysis Koko Hotel prepared by Eight Associates dated 13/03/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 13/03/2017

Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E; DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E; DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

Supporting documents: Planning and Listed Building Statement Appendices; Energy Statement prepared by StromaTech dated 13/12/2016; Sustainability Assessment prepared by StromaTech dated 13/12/2016; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Noise impact assessment prepared by Big Sky Acoustics dated 16th December 2016; Draft Construction Management Plan dated 1st December 2016; Daylight and Sunlight Report prepared by GVA dated November 2016; Delivery and servicing management plan prepared by ADL Traffic Engineering dated December 2016; Transport statement prepared by ADL Traffic Engineering dated December

2016; Travel plan prepared by ADL Traffic Engineering dated December 2016; Economic Statement prepared by Indigo Planning dated December 2016; Draft Hotel Management Plan; Statement of Community Engagement; Planning and Listed Building Statement prepared by Indigo Planning dated; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Economic Viability Appraisal prepared by ULL Property dated December 2016; Bat survey - preliminary roost assessment prepared by Arbtech dated 05/02/2017; Air quality Assessment prepared by Burke Hunter Adams dated February 2017; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Designing out Crime- Addendum (including access drawings); Appendix K - Drainage Strategy Report rev 2 prepared by Heyne Tillett Steel dated March 2017; Draft Hotel Management Plan; Independent Viability Review prepared by BPS dated 23rd February 2017; Overheating Analysis Koko Hotel prepared by Eight Associates dated 13/03/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 13/03/2017; BREEAM 2014 feasibility study for Refurbishment prepared by Eight Associates dated 06/03/2017; BREEAM 2014 Assessment for Hotel Extension prepared by Eight Associates dated 28.02.2017

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

- 4 Detailed drawings, or 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) Plans, elevation and section drawings at 1:10 (and moulding or glazing-bar profiles at 1:2) of all new windows and doors to historic openings and to the new mansard roof of the Hope & Anchor.
  - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site).
  - c) Plans and elevations to show location of CCTV cameras
  - d) Plans, elevations and sections of landscaping screens to terraces (including maintenance plan and species)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.



- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment and any associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Noise level in hotel rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of the development, details of suitable façade glazing, lighting periods within the sky lobby and new external areas and mitigation measures to minimise light trespass, glare and sky glow from internally transmitted or reflected artificial light shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the first use of the hotel, full details of a scheme for extraction, ventilation and cooling including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

## 10 Mechanical Ventilation

Prior to commencement of development (excluding demolition and site preparation works), full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policies G1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth of 100mm and D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 13 Before the first occupation of the development, the security details as set out in the Designing out Crime- Addendum hereby approved shall be provided in full and retained and maintained as such thereafter.

Reason: To provide safer environments and contribute to community safety in accordance with policies C5 and D1 of the London Borough of Camden Local Plan 2017.

- 14 Before the first occupation of the development, two bat boxes shall be installed in accordance with the recommendations of the Bat survey prepared by Arbtech hereby approved and permanently retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development in accordance with the requirements of the London Plan 2016 (Consolidated with Alterations Since 2011) and policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 15 Sustainable urban drainage:

A) Prior to commencement of development, full details of the sustainable drainage system including blue and green roof providing 9m<sup>3</sup> attenuation, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a 50% reduction in run off rate. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 16 Prior to commencement of development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 17 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 18 The cycle store for 8 cycles hereby approved shall be provided in its entirety prior to the first occupation of the hotel, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 19 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 20 No music shall be played in the rooftop bar and restaurant or hotel hereby approved in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 21 Prior to commencement of the development, details of soundproofing for the glazed rooftop restaurant and bar ('sky lobby') shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. The details of soundproofing shall demonstrate the following noise levels would be met:

Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq' 5min shall not increase by more than 5dB\*

Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq' 5min shall not increase by more than 3dB\*

Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB\*

\* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of

- 22 The 4th floor terraces facing Crowndale Road shall not be used for eating, drinking or public / private entertainment of any kind between 23:00 hours and 08:00 hours Monday to Wednesday, between 24:00 hours and 08:00 hours Thursday to Saturday and between 22:30 hours and 08:00 hours on Sundays and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 23 The 4th floor hotel terrace (at the corner of Bayham Street and Bayham Place) shall not be used for eating, drinking or public / private entertainment of any kind between 22:30 hours and 08:00 hours Monday to Wednesday, between 23:00 hours and 08:00 hours Thursday to Saturday and between 22:00 hours and 08:00 hours on Sundays and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £68,850 (1377sqm x £50) for Mayoral CIL and £41,310 (1377sqm x £30) for Camden's CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 2 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, Argyle Street, WC1H 8EQ (Tel. No. 020

7974 4444 or on the website  
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that any signage or lighting is likely to require the submission of a further application. Advertisement consent may be required for the display of signs, planning permission for the erection of lights and listed building consent would be required for any signs or lights attached to the listed building.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

Indigo Planning  
87 Chancery Lane  
London  
WC2A 1ET

Application Ref: **2016/6960/L**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

2 October 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Koko 1A Camden High Street  
Hope & Anchor PH 74 Crowndale Road  
1 Bayham Street and 65 Bayham Place  
London  
NW1 7JE**

**DECISION**

Proposal:

Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building with basement following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) to provide 32 bedroom hotel, mansard roof extension to 74 Crowndale Road, conversion of flytower to recording studio and hotel use (with retention of original theatre equipment), creation of terraces at 3rd and 4th floor level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel, minor reconfiguration to circulation space within Koko, conversion of Koko dome to a private bar and refurbishment and restoration of Koko.

Drawing Nos: Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E;

Executive Director Supporting Communities



DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

Supporting documents: Planning and Listed Building Statement Appendices; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017;

The Council has considered your application and decided to grant 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 All new work and work of making good shall be carried out to match the original 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 London Borough of Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

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

- 4 Detailed drawings, or 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) Internal and/or external elevations as appropriate showing demolition and proposed new openings in the enclosing masonry of the stage-house and flytower at first-floor and above. To include details of any soundproofing to the flytower.

b) Detailed drawings of the proposed cupola.

c) Detail section and elevation drawings at 1:2 of all junctions between the proposed rooftop pavilion and glazed link with the historic fabric.

d) Plans, elevations and sections, as relevant, to show the impact of any new penetrations, chasing or boxing of service runs associated with the solar PVs.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

- 5 No historic fabric of the listed building shall be removed before a written, photographic and drawn Historic Building Record of the affected feature or area has been produced, noting also a schedule of works carried out and any provisions for storage or replacement of the affected fabric.

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

Informative(s):

- 1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policy D2 (Heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning