

The thresholds set noise levels for noise generating development in areas sensitive to noise. For plant and machinery a 'Rating Level' of 10 dB below background (15dB if tonal components are present) should be considered as the design criterion. The submitted noise impact assessment states that new items of plant have targeted a low impact which would represent an amber impact according to the Camden Council noise thresholds. This would not be acceptable and new plant should use the design criteria so that a 'green impact' is targeted. While a different approach was accepted for the previous application the adoption of Local Plan policy A4 requires the more demanding thresholds for new plant to be met.

Assessments for noise from entertainment and leisure premises must include consideration to amplified and unamplified music, human voices, footfall and vehicle movements and other general activity. Appropriate metrics must be used to measure and assess the noise impact including LAeq and LMax metrics and appropriate frequency spectrum.

Table D: Noise levels applicable to proposed entertainment premises (customer noise)

Noise sensitive receptor	Assessment Location	Design Period	LOAEL (Green)	LOAEL to SOAEL (Amber)	SOAL (Red)
Dwellings	Garden used for amenity (free field)	Day	The higher of 55dB LAeq,5min Or 10dB below existing LAeq,5min Without entertainment noise	56dB to 60dB LAeq,5min Or 9dB to 3dB below existing LAeq,5min Without entertainment noise	The higher of 61dB LAeq,5min Or 2dB below existing LAeq,5min Without entertainment noise
Dwellings	Garden used for amenity (free field)	Evening	The higher of 50dB LAeq,5min Or 10dB below existing LAeq,5min Without entertainment noise	51dB to 55dB LAeq,5min Or 9dB to 3dB below existing LAeq,5min Without entertainment noise	The higher of 56dB LAeq,5min Or 2dB below existing LAeq,5min Without entertainment noise
Dwellings	Garden used for amenity (free field)	Night	The higher of 45dB LAeq,5min Or 10dB below existing LAeq,5min Without entertainment noise	46dB to 50dB LAeq,5min Or 9dB to 3dB below existing LAeq,5min Without entertainment noise	The higher of 51dB LAeq,5min Or 2dB below existing LAeq,5min Without entertainment noise

It is noted that the submitted noise impact assessment only assesses noise from plant and does not assess the noise from the entertainment premises (in particular a consideration of the noise from amplified and unamplified music

from the proposed rooftop bar and restaurant and noise from human voices from the proposed terraces.

Health Impact Assessment

Proposals for major development schemes are required to include a Health Impact Assessment (HIA). The scope of a HIA will vary depending on the size of the development and its location. The HIA should identify the likely health impacts of the development and include measures to improve health outcomes and address negative effects and inequalities.

Sustainability

Policy CC2 'Adapting to climate change' states any development involving 500 sqm or more of any additional floorspace is required to demonstrate climate change adaptation measures in a Sustainability Statement. In addition the Council expects non-domestic developments of 500sqm of floorspace or above to achieve "excellent" in BREEAM assessments and to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include sources of site related decentralised renewable energy), unless it can be demonstrated that such provision is not feasible. You should submit a sustainability and an energy statement to support your application.

SUDS

The Council requires developments to reduce the pressure on the combined sewer network and the risk of flooding by sustainable urban drainage systems (SUDS). The volume and rate of run-off from heavy rainfall can be reduced through the use of SUDS including green and brown roofs, pervious paving and detention ponds or tanks. You should provide a Surface Water Drainage Proforma with your application. SUDS strategies should be designed in accordance with NPPF policy (and written Ministerial Statement) and London Plan policy 5.13 SUDS hierarchy to reduce run off rates to greenfield rates. Where reasonably practicable, run off volumes should be constrained to greenfield run off volumes for the 1 in 100 year 6 hour event.

Transport

Car Parking

The site is located in a town centre and has a PTAL rating of 6b. A car free development would therefore be required in accordance with Policy T2.

Cycle Parking

All cycle parking facilities would need to be designed in accordance with CPG7 guidance. The level of provision would need to meet the minimum requirements of the London Plan. The minimum parking standards for *Sui Generis* Uses is per the most relevant other standard. The most relevant standard is Use Class D2 (Assembly and leisure) which gives a requirement for 1 space per 8 staff for long stay and 1 space per 100sqm for short stay.

The minimum standard for A3 and A4 uses is (from a threshold of 100 sqm) 1 space per 175 sqm for long-stay and 1 space per 40 sqm for short-stay cycle parking.

Construction Impacts

The proposed development raises concerns about traffic congestion and road safety issues during construction. Amenity issues are also likely to be a concern to colleagues in our Noise and Enforcement Service. A construction management plan (CMP) would therefore be required in order to mitigate the impacts of construction. This would be secured as a section 106 planning obligation if planning permission is granted. A draft CMP (using our standard pro-forma) should be submitted in support of any subsequent planning application.

Public Highway Issues

The proposed development is likely to cause significant damage to the public highway directly adjacent to the site. A financial contribution for highway works would be required and this would be secured as a section 106 planning obligation if planning permission is granted.

Mayor of London's Crossrail CIL and Camden's CIL

The proposal will be liable for both the Mayor of London's CIL and Camden's CIL as the development involves the addition of more than 100sqm of commercial floorspace. The Mayoral CIL rate in Camden is £50 per sqm and Camden's CIL is £25 per sqm (Zone B – entertainment and other town centre uses).

Conclusion

You should provide the fullest details of the proposed members club to help officers and members understand the type of use proposed and how the impacts on neighbouring amenity would be managed. You should provide further details with any application as to how the terraces would be managed including hours of use and an assessment of how the noise from the maximum capacity of each terrace would meet the 'green criteria' of Table D of Appendix 3 of the Local Plan. You are advised that the noise thresholds have been updated following the adoption of the Local Plan and for plant and machinery a 'Rating Level' of 10 dB below background (15dB if tonal components are present) should be considered as the design criterion.

You should fully explore the potential to re-provide the B1 floorspace as part of the proposed scheme.

The full range of restoration measures included in the extant permission was strongly supported by the Council, and the reduction of measures in these proposals is regrettable. Particularly regrettable is the abandonment of the extant permission's reinstatement of a double-height stage door on Crowndale Road. The location of the proposed recording studio in the mansard raises significant issues which are unlikely to be acceptable. The

proposed total demolition of the Bayham Street frontage would be considered harmful to the Camden Town Conservation Area and the demolition and reconstruction of the Hope & Anchor would not be welcomed and alternative options and reduced engineering impacts on the Hope & Anchor should be fully explored.

Documents required for submission

For a valid application, I would advise you to submit the following:

- Application forms
- An Ordnance Survey based location plan at 1:1250 scale clearly denoting the application site in red.
- Full package of drawings
- Design and Access Statement (including Crime Impact Statement)
- Heritage Statement
- Photographs
- Structural Report
- Statement of justification
- Schedule of works
- Basement impact assessment (the original BIA should be updated to take account of the revised proposal to confirm that the assessment is still valid)
- Planning Statement
- Daylight and Sunlight Report
- Sustainability and Energy Statement
- Transport Statement
- Noise impact assessment
- Air Quality Assessment
- Ecological Assessment (ecologist to make an assessment of the potential for the building to support protected species)
- [Sustainable Urban Drainage pro-forma](#)
- [Construction management plan pro-forma](#)
- Building use management plan
- Health Impact Assessment
- Regeneration Statement
- Servicing Management Plan
- Landscaping proposals
- Waste storage and collection
- Lighting Assessment
- CIL forms

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

David Peres da Costa
Senior Planning officer
Planning Solutions Team

Appendix 2C

Karolina Dudziak

From: Stroud, Alfie <Alfie.Stroud@camden.gov.uk>
Sent: 20 October 2017 08:46
To: Sophie Rae; David Archer - Archer Humphryes Architects (david@archerhumphryes.com)
Cc: Nick Belsten; 'Josephine Roscoe'; Jasmeer Patti; Peres Da Costa, David
Subject: RE: Hope Project Option B- revised Drawings

Dear Sophie,

Thank you for your accurate write-up of our meeting on Tuesday, where you brought me up to date with the significant amendments you propose to your new scheme for Koko. Sorry to keep you waiting for this response.

The balance of the changes restores the significant heritage benefits explored in the extant permission but initially abandoned, and retains the additional benefits you were already proposing, including in the interior of the flytower and in the interior articulation of the upper levels of the Hope & Anchor. They also reduce the burden of change placed on the Hope & Anchor in particular, to a level guided by the fabric of that building and the qualities of its contribution to the townscape. The presentation of the historic theatre's facades to the street would also be improved by the changes to canopy, signage and doors that you now propose.

I would be happy to advise David that the proposals as revised, if submitted as an application, meet our conservation and design policies. We discussed particular aspects – the new glazed front canopy, the new structures to be introduced within the flytower, and other details – which may need more exploration on paper at application stage or by condition.

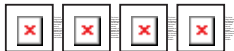
All the best with drawing the application together.

Yours,

Alfie

Alfie Stroud
Senior Planner (Conservation)

Telephone: 020 7974 2784



From: Sophie Rae [mailto:sophie.rae@indigoplanning.com]
Sent: 17 October 2017 11:28
To: Stroud, Alfie <Alfie.Stroud@camden.gov.uk>; Peres Da Costa, David <David.PeresDaCosta@Camden.gov.uk>
Cc: David Archer - Archer Humphryes Architects (david@archerhumphryes.com) <david@archerhumphryes.com>; Nick Belsten <nick.belsten@indigoplanning.com>; 'Josephine Roscoe' <jroscoe@heritagearchitecture.co.uk>; Jasmeer Patti <Jasmeer.Patti@towereight.co.uk>
Subject: Hope Project Option B- revised Drawings

Dear Alfie,

Following our second pre-application meeting this morning, we have taken on board your comments and revised the proposals accordingly. We think that we can achieve the same high quality development scheme, with the same mix of uses, but with some minor revisions which facilitate additional heritage benefits.

As discussed the proposals scheme revisions include:

- Scallops to the front façade to be reinstated;
- Canopy design approach to be in keeping with the historical theatre setting- fixing detail to be provided within the submission;
- Long canopy to Crowndale Road reduced in length covering only the private members entrance
- Feature stage doors to be in full view on Crowndale Road;
- Existing pub door reinstated;
- Dormer windows reinstated as per consented scheme;
- Hope and Anchor façade to be retained with fenestrations retained. Façade was retained in consented scheme;
- Ground floor H+A fenestrations to be reinstated as per consented scheme A;
- Bayham Place corner building to only have 3 bays of brickwork with the glazed elevation extended back as consented scheme;
- Reduction of terrace for private members suite as consented scheme
- Side of stage stairs reinstated as per consented scheme.

It seems from the discussions that these revisions would be welcomed. As we are due to submit the application on the 27th October, it would be really useful if you can please confirm your thoughts. Do let me know if you require an electronic version of the plans?

Many thanks in advance.

Sophie

Sophie Rae | Associate

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Appendix 3

Sequential Test

To demonstrate compliance with Policy H2(j), we have undertaken a sequential assessment to identify alternative sites that may accommodate the 612sqm (GIA) of residential floorspace required as part of the proposal.

As part of the previous application submitted in 2016, we undertook a search within the four adjoining electorate wards surrounding the application site. We have mirrored this approach, which was agreed with officers at London Borough of Camden as part of the pre-application process. The four wards investigated are:

- Regents Park (application site is located within this ward);
- Camden Town with Primrose Hill (to the north);
- Canteloves (to the north east); and
- St Pancras and Somers Town (to the south).

Our methodology has utilised Estates Gazette Online. This is the largest free-access commercial property availability site. Its digital content enables a search of available properties currently on the market within specified geographical regions.

We utilised the mapping tool to identify all properties currently on the market within the four designated wards.



On 20 October 2017, the search revealed 101 available sites.

In accordance with the requirements of a sequential test detailed within the NPPF and NPPG guidance, the sites have been assessed to determine their availability, achievability and viability.

Sites which are currently marketed for leasehold have been discarded as it would be unachievable to deliver housing on such sites. Of the 101 sites identified, only eight have a freehold or long leasehold tenure type. These are detailed below.

Of the eight remaining sites, the available floorspace is not the correct size to directly accommodate the level of offsite provision. There are therefore no sites within the sequential test search area that can be considered available, suitable and viable.

EGI Availability Report - Exported 20/10/2017

Address	Street	Town	Postcode	Unit Description	Unit size sq ft	Unit size sq ft	Type of	Site type
105 St Pancras Way, London, NW1 0RA	St Pancras Way	London	NW1 0RA	Development Opportunity	0	0	Freehold	Site Area
193 Royal College Street, London, NW1 0SG	Royal College	London	NW1 0SG	Entire Building	0	0	Freehold	Gymnasium
24 Murray Street, London, NW1 0RE	Murray Street	London	NW1 0RE	Ground	17	182	Long Leasehold	General Retail
80 Rochester Place, London, NW1 8J8	Rochester Place	London	NW1 8J8	Entire Building	142	150	Freehold	General Industrial
Belmont Yard, 15a Belmont Street, London, NW1 8RH	Belmont Street	London	NW1 8RH	Lower Ground (Work Studios and	732	793	Leasehold of	Office
87-91 Pratt Street, London, NW1 0DP	Pratt Street	London	NW1 0DP		4125	4401	Leasehold of	Office
Healey Road, London, NW1 8RP	Healey Road	London	NW1 8RP	Unit 2	790	8299	Leasehold of	Mixed Industrial
Ruston Down Side Street, Grants Terrace, London, NW1 2SA	Grants Terrace	London	NW1 2SA	Site	11400	122700	Freehold	Site Area

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please contact our Client Services team (client.services@estateagents.com)

** To sort these details please select the rows horizontally from the headings row downwards and then sort by heading.

Table 1: Available freehold and long leaseholds sites available within the four identified wards.

Further research carried out to identify the sites within Table 1 which do not provide a unit size.

- 105 St Pancras Way, London, NW1 0RA – 175sqm (Source: <http://www.dwdllp.com/105-st-pancras-way-london-nw1-0ra/>); and
- 193 Royal College Street, London, NW1 0SG – 52sqm (Source: <http://www.movehut.co.uk/property/463463-193-royal-college-street-camden/>).

Appendix 4

Appendix 5

