

London Borough of Camden  
2nd Floor, 5 Pancras Square  
c/o Town Hall  
Judd Street  
London  
WC1H 9JE

## By email and post

27 October 2017

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Dear Sir/Madam

### **THE HOPE PROJECT, CAMDEN, LONDON, NW1**

On behalf of our client The Hope Lease Ltd, we seek full planning and listed building consent for

“Demolition of 65 Bayham Place, 1 Bayham Street (retention of façade) and rebuilding to provide private members club (Use Class Sui Generis) with extension to the rear; retention of ground floor with internal demolition and re-build at upper floors of the Hope and Anchor (Use Class A4) to provide restaurant and bar, minor reconfiguration to circulation space within KOKO and installation of fourth floor extension to provide amenity space with terrace restaurant and bar, conversion of the KOKO dome to a private bar. Installation of associated plant and terraces.”

The planning application has been submitted via the planning portal (Ref: PP-06464374).

The application includes the following:

- Planning Application Forms and Certificates, prepared by Indigo Planning;
- Listed Building Consent Application Forms, prepared by Indigo Planning;
- CIL Form, prepared by Indigo Planning;
- Demolition Plans, prepared by Archer Humphryes Architects;
- Existing and Proposed Plans, prepared by Archer Humphryes Architects;
- Air Quality Assessment, prepared by RSK;

- Annotated plans to accompany schedule of works;
- Basement Impact Assessment including ground movement analysis and flood risk, prepared by RSK;
- Bat Survey updated by Arbtech;
- CGIs, prepared by Archer Humphryes Architects;
- Design and Access Statement, including Crime Impact Statement, prepared by Archer Humphryes Architects;
- Draft Construction Management Plan, prepared by ADL Traffic/Tower Eight;
- Energy Statement, prepared by Eight Associates;
- Geo-environmental Assessment, prepared by RSK;
- Heritage Statement, prepared by Stephen Levrant Heritage Architects;
- Health Impact Assessment, prepared by Indigo Planning;
- Energy Statement, prepared by Eight Associates;
- Sitewide Management Plan, prepared by Tower Eight;
- Landscaping Proposals included within Design and Access Statement, prepared by Archer Humphryes Architects;
- Mechanical and Electrical Plant layout plans, prepared by RTKA included within Archer Humphryes Plan Pack;
- Noise Impact and Vibration Assessment, prepared by Big Sky Acoustics/Scotch Partners;
- Photographs included within Design and Access Statement and Heritage Statement;
- Planning and Listed Building Statement, prepared by Indigo Planning;
- Regeneration and Economic benefits Statement, prepared by Indigo Planning;
- Servicing Management Plan, prepared by ADL Traffic Engineering;
- Statement of Justification and Schedule of works and annotated

plans, prepared by Stephen Levrant Heritage Architecture;

- Statement of Community Involvement, prepared by Comm Comm UK;
- Structural Report, prepared by Heyne Tillett Steel;
- Sustainable Urban Drainage and Drainage Report, prepared by Heyne Tillett Steel;
- Sunlight and Daylight Report, prepared by GVA Schatunowski Brookes;
- Sustainability Statement, prepared by Eight Associates;
- Transport Statement, prepared by ADL Traffic Engineering;
- Travel Plan, prepared by ADL Traffic Engineering;
- Waste Storage and Collection prepared by ADL Traffic Engineering and Archer Humphryes Architects;
- Viability Assessment, prepared by ULL; and
- Draft Heads of Terms, prepared by Indigo Planning included within Planning and Listed Building Statement.

## Schedule of Plans

### Existing

Plan Reference Number	Name	Scale
AHA/KKC/EX/001	Existing Site Plan	1:200
AHA/KKC/EX/098	Existing Lower Basement Plan	1:100
AHA/KKC/EX/099	Existing Basement Plan	1:100
AHA/KKC/EX/100	Existing Ground floor Plan	1:100
AHA/KKC/EX/101	Existing 1st floor Plan	1:100
AHA/KKC/EX/102	Existing 2nd floor Plan	1:100
AHA/KKC/EX/103	Existing 3rd floor Plan	1:100
AHA/KKC/EX/104	Existing 4th floor Plan	1:100
AHA/KKC/EX/105	Existing Roof Plan	1:100
AHA/KKC/EX/200	Existing Front Elevation	1:100
AHA/KKC/EX/201	Existing Crowndale Road Elevation	1:100
AHA/KKC/EX/202	Existing Bayham Street	1:100

	Elevation	
AHA/KKC/EX/203	Existing Bayham Place Elevation	1:100
AHA/KKC/EX/300	Existing Section AA	1:100
AHA/KKC/EX/301	Existing Section BB	1:100
AHA/KKC/EX/302	Existing Section CC	1:100
AHA/KKC/EX/304	Existing Section DD	1:100
AHA/KKC/EX/306	Existing Section FF	1:100

### **Demolition**

<b>Plan Reference Number</b>	<b>Name</b>	<b>Scale</b>
AHA/KKC/DM/098	Lower Basement Demolition Plan	1:100
AHA/KKC/DM/099	Basement Demolition Plan	1:100
AHA/KKC/DM/100	Ground floor Demolition Plan	1:100
AHA/KKC/DM/101	First floor Demolition Plan	1:100
AHA/KKC/DM/102	Second floor Demolition Plan	1:100
AHA/KKC/DM/103	Third floor Demolition Plan	1:100
AHA/KKC/DM/104	Fourth floor Demolition Plan	1:100
AHA/KKC/DM/105	Roof Demolition Plan	1:100
AHA/KKC/DM/200	Front Elevation Demolition Drawing	1:100
AHA/KKC/DM/201	Proposed Crowndale Road Elevation Demolition Drawing	1:100
AHA/KKC/DM/202	Proposed Bayham Street Elevation Demolition Drawing	1:100
AHA/KKC/DM/203	Proposed Bayham Place Elevation Demolition Drawing	1:100
AHA/KKC/DM/300	Section AA Demolition Drawing	1:100
AHA/KKC/DM/301	Section BB Demolition Drawing	1:100
AHA/KKC/DM/302	Section CC Demolition Drawing	1:100
AHA/KKC/DM/303	Section DD Demolition Drawing	1:100
AHA/KKC/DM/306	Section FF Demolition Drawing	1:100

### **Proposed**

<b>Plan Reference Number</b>	<b>Name</b>	<b>Scale</b>
AHA/KKC/GA/001	Proposed Site Plan	1:200
AHA/KKC/GA/098	Proposed Lower Basement Plan	1:100
AHA/KKC/GA/099	Proposed Basement Plan	1:100
AHA/KKC/GA/100	Proposed Ground floor Plan	1:100
AHA/KKC/GA/101	Proposed First floor Plan	1:100
AHA/KKC/GA/102	Proposed Second floor Plan	1:100
AHA/KKC/GA/103	Proposed Third floor Plan	1:100
AHA/KKC/GA/104	Proposed Fourth floor Plan	1:100
AHA/KKC/GA/105	Proposed Roof Plan	1:100
AHA/KKC/GA/300	Proposed Section AA	1:100
AHA/KKC/GA/301	Proposed Section BB	1:100
AHA/KKC/GA/302	Proposed Section CC	1:100
AHA/KKC/GA/303	Proposed Section DD	1:100
AHA/KKC/GA/306	Proposed Section FF	1:100
AHA/KKC/GA/309	Proposed Section JJ	1:100
AHA/KKC/GA/310	Proposed Section KK	1:100
AHA/KKC/GA/311	Proposed Section GG	1:100
AHA/KKC/PR/200	Proposed Front (Camden High Street) Elevation	1:100
AHA/KKC/PR/201	Proposed Crowndale Road Elevation	1:100
AHA/KKC/PR/202	Proposed Bayham Street Elevation	1:100
AHA/KKC/PR/203	Proposed Bayham Place Elevation	1:100

### **Electrical Plans**

<b>Plan Reference Number</b>	<b>Name</b>	<b>Scale</b>
1355-E100_PL	Electrical Distribution Schematic	N.T.S. @ A1
1355-E300_PL	Sub-basement Small Power Layout	1:100 @ A1
1355-E301_PL	Basement Small Power Layout	1:100 @ A1
1355-E302_PL	Ground Floor Small Power Layout	1:100 @ A1
1355-E303_PL	First Floor Small Power	1:100 @ A1

	Layout	
1355-E304_PL	Second Floor Small Power Layout	1:100 @ A1
1355-E305_PL	Third Floor Small Power Layout	1:100 @ A1
1355-E306_PL	Fourth Floor Small Power Layout	1:100 @ A1
1355-E400_PL	Sub-basement Fire Alarm Layout	1:100 @ A1
1355-E401_PL	Basement Fire Alarm Layout	1:100 @ A1
1355-E402_PL	Ground Floor Fire Alarm Layout	1:100 @ A1
1355-E403_PL	First Floor Fire Alarm Layout	1:100 @ A1
1355-E404_PL	Second Floor Fire Alarm Layout	1:100 @ A1
1355-E405_PL	Third Floor Fire Alarm Layout	1:100 @ A1
1355-E406_PL	Fourth Floor Fire Alarm Layout	1:100 @ A1
1355-E410_PL	Sub-basement Security Layout	1:100 @ A1
1355-E411_PL	Basement Security Layout	1:100 @ A1
1355-E412_PL	Ground Floor Security Layout	1:100 @ A1
1355-E413_PL	First Floor Security Layout	1:100 @ A1
1355-E414_PL	Second Floor Security Layout	1:100 @ A1
1355-E415_PL	Third Floor Security Layout	1:100 @ A1
1355-E416_PL	Fourth Floor Security Layout	1:100 @ A1
1355-E650_PL	Sub-basement Electrical Service Routes	1:100 @ A1
1355-E651_PL	Basement Electrical Service Routes	1:100 @ A1
1355-E652_PL	Ground Floor Electrical Service Routes	1:100 @ A1
1355-E653_PL	First Floor Electrical Service Routes	1:100 @ A1
1355-E654_PL	Second Floor Electrical Service Routes	1:100 @ A1
1355-E655_PL	Third Floor Electrical Service Routes	1:100 @ A1
1355-E656_PL	Fourth Floor Electrical Service Routes	1:100 @ A1

1355-E700_PL	Typical Riser Details	1:5 @ A1
1355-E800_PL	Roof Lightning Protection Layout	1:100 @ A1

### **Mechanical Plans**

<b>Plan Reference Number</b>	<b>Name</b>	<b>Scale</b>
1355-M100_PL	Mechanical Services Schematic	N.T.S @ A1
1355-M101_PL	LTHW Heating and Chilled Water Schematic	N.T.S @ A1
1355-M102_PL	Water Services Schematic	N.T.S @ A1
1355-M200_PL	Sub-basement Mechanical Services	1:100 @ A1
1355-M201_PL	Basement Mechanical Services	1:100 @ A1
1355-M202_PL	Ground Floor Mechanical Services	Stage 3 @ A1
1355-M203_PL	First Floor Mechanical Services	1:100 @ A1
1355-M204_PL	Second Floor Mechanical Services	1:100 @ A1
1355-M205_PL	Third Floor Mechanical Services	1:100 @ A1
1355-M206_PL	Fourth Floor Mechanical Services	1:100 @ A1
1355-M221_PL	Basement LTHW Heating	1:100 @ A1
1355-M222_PL	Ground Floor LTHW Heating	1:100 @ A1
1355-M223_PL	First Floor LTHW Heating	1:100 @ A1
1355-M224_PL	Second Floor LTHW Heating	1:100 @ A1
1355-M225_PL	Third Floor LTHW Heating	1:100 @ A1
1355-M226_PL	Fourth Floor LTHW Heating	1:100 @ A1
1355-M400_PL	Sub-basement Drainage Layout	1:100 @ A1
1355-M401_PL	Basement Drainage Layout	1:100 @ A1
1355-M402_PL	Ground Floor Drainage Layout	1:100 @ A1
1355-M403_PL	First Floor Drainage Layout	1:100 @ A1
1355-M404_PL	Second Floor Drainage Layout	1:100 @ A1
1355-M405_PL	Third Floor Drainage	1:100 @ A1

	Layout	
1355-M406_PL	Fourth Floor Drainage Layout	1:100 @ A1
1355-M407_PL	Fifth Floor Drainage Layout	1:100 @ A1

The relevant planning application fee of £6,930.00 has been provided via BACS on 25 October 2017. This submission has been prepared in line with a planning performance agreement (PPA) with the London Borough of Camden.

I trust that the planning application is validated and I look forward to receiving confirmation of this.

Yours sincerely



Nick Belsten