



VIEW 03 – Baseline View

This perspective looks north-west showing the slightly varying low-rise skyline. This view is taken from south side of Crowndale Road, where The Hope & Anchor and rear of KOKO are the main sections of the subject site to be seen. KOKO and the Hope & Anchor are easily distinguishable, particularly the ground floor level of the pub. The function of the pub is read by its form, signage and materials, all of which are clearly legible from this view. KOKO's dome and fly tower are partly obscured, but are still visible enabling one to understand the building's importance.

The division between the two sub areas of the Camden Town Conservation Area is central to this view. Bayham Street bisects the residential area from the commercial area. The commercial sub area (left) is grander with a variety of materials and conspicuous roof structures whereas the residential sub area is more regular in form.

Level of Importance: **District**
Heritage Value/Importance: **High**
Townscape: **Medium**



CGI View

The most noticeable part of the proposed development here is the roof extension over the Hope & Anchor and the cupola (fully visible) over KOKO's dome. The cupola will have a beneficial impact; making an appreciable difference to the legibility of the site and the building. From this view, the proposed sky lobby over KOKO and roof extension over the Hope & Anchor will be partially visible and will only eclipse a small portion of the dome. The existing fly tower will be mostly obscured by the mansard roof extension over the Hope & Anchor. Although this will affect the perception of KOKO's original roof form, the impact in this view is minor and is outweighed by the optimisation of the space and increased use of site.

The overall impact: **Beneficial (KOKO's dome) / Minor Adverse (fourth floor extension)**

The magnitude of the change: **Moderate**

On site visibility evaluation: **Visible**



VIEW 04 – Baseline View

View of the Hope & Anchor and KOKO dome from north side of Crowndale Road. Two aspects lend significance to this view: the historical buildings with their relatively uniform skyline on either side of Crowndale Road and the street's termination, showing the more prominent buildings, most significantly, KOKO's dome and fly tower. The Crowndale Road elevation of KOKO and the ground floor of the Hope & Anchor are also partially visible from this perspective.

This view demonstrates the quasi-regular streetscape of Crowndale Road, which comprises 3 to 4 storey terraces, yellow stock brick, timber sash windows and string courses for horizontal accentuation. This location is further situated east down Crowndale Road, with respect of View 3, and shows the 'residential sub area 2' within the Camden Town Conservation Area.

Level of Importance: **District**
 Heritage Value/Importance: **High**
 Townscape: **High**



CGI View

Like CGI View 3, the main proposed development visible in this view is the cupola over KOKO's dome and the mansard roof extension over the Hope & Anchor. KOKO's fly tower is mostly obscured behind the roof extension. This impact is counterbalanced by the addition of the cupola which will enhance KOKO's historic character and help distinguish the residential area from the commercial area. Overall, the difference in mass and form between the existing site and proposed one is barely noticeable and the skyline profile is maintained.

The overall impact: **Beneficial (KOKO's dome) / Minor Adverse (fourth floor extension)**

The magnitude of the change: **Moderate**

On site visibility evaluation: **Partially visible**



VIEW 05 – Baseline View

This view looks west towards the corner of Bayham Place and Bayham Street with the terraces on Crowndale Road in the background. Both elevations to Bayham Street and Bayham Place, including 3 Bayham Street and nos.48 - 56 Bayham Place, from the east of Bayham Street are seen clearly here. It is evident these buildings were built at different times and have subsequently undergone numerous alterations. This has resulted in a fragmented cluster of buildings with a large gap between the Hope & Anchor and 1 Bayham Street. The Hope & Anchor, 1 Bayham Street and 65 Bayham Place are not listed but considered 'positive contributors' to the Camden Town Conservation Area. It is clear that the three buildings have/had different functions. This is evident in the use of materials, proportions and different forms; for example, 65 Bayham Place has larger windows to allow natural light into a work space. KOKO's dome is partially visible from this view. The group of corner buildings have an incongruous relationship; the corner building dominated by 1 Bayham Street and needs more presence to 'hold' the corner.

Level of Importance: **Local**

Heritage Value/Importance: **Medium**

Townscape: **Low-Medium**



CGI View

The proposed work from this perspective is highly visible and will have a large visual impact on this view. The overall mass is increased and there is introduction of new materials. The corner of Bayham Place/Street is the focal point of this view. The proposed building at 65 Bayham Place retains aspects of the industrial character of the existing building, namely large windows and proportions whilst incorporating contemporary detailing. Though the proposed demolition of 65 Bayham Place will have an adverse impact, the new building will allow for the optimised use of the space, providing a building of superior built quality and architectural detailing. The existing division of space is still perceivable in the change of materials and form. The proposed infill building -between 1 Bayham Place and the Hope & Anchor- is visually a continuation of the latter but is demarcated by change of material, a shadow gap and variation in the window design. KOKO's dome is completely obscured by the new development; however, its presence is still apparent due to the proposed cupola, which is just visible over the new roofline.

The overall impact: **Beneficial (infill building and cupola) / Minor Adverse (demolition of 65 Bayham Place and concealing KOKO's dome)**

The magnitude of the change: **Moderate-substantial**

On site visibility evaluation: **Highly Visible**



CGI View

This image shows the proposed buildings in relation to the existing roofline (red outline). As previously mentioned, the existing roofline here is varied due to different building types, the mansard extensions and a large gap between the Hope & Anchor and 1 Bayham Street. The varied roofline is maintained somewhat and overall, the bulk and mass of the proposal has low impact on the roofline.

**VIEW 06 – Baseline View**

This view is from the corner of Bayham Street and Bayham Place, taken from opposite 7 Bayham Street. The main parts of the site that are visible from here are KOKO's dome, 65 Bayham Place and the protruding ground floor of the Hope & Anchor, however, overall the buildings within the site are inconspicuous from this perspective. The most noticeable characteristic of this view is the simple, low-rise buildings, which contribute to the modest, residential character of Bayham Street.

The buildings surrounding the site give this view a residential feel, with the end of Bayham Street and Crowndale Road, which terminates the street. The buildings on Bayham Street are different in terms of townscape character; many buildings vary in height, materials, construction date and proportions.

Level of Importance: **Local**
 Heritage Value/Importance: **Medium**
 Townscape: **Medium**

**CGI View**

The increase in height and bulk and mass of the proposed corner building is perceivable in this view. However, the overall impact is neutral due to the position of the view, which is set further back from the site. The proposed buildings at 65 Bayham Place and the proposed building between the Hope & Anchor and 1 Bayham Street adhere to the existing streetscape character (predominantly residential) in terms of proportions and materials whilst maintaining the legibility of the mixed-use site. The proposed reinstatement of the cupola increases KOKO's visibility, which will improve the public's awareness of a notable building. The variety of building materials on this road allows the proposed development to be easily integrated into the built environment; its grain and character fitting into the pattern and variety of buildings on Bayham Street.

The overall impact: **Beneficial (infill building and cupola) / Minor Adverse – Neutral (roof extension and demolition of 65 Bayham Place)**

The magnitude of the change: **Moderate**
 On site visibility evaluation: **Partially visible**



VIEW 07 – Baseline View

This view is taken from Bayham Place and looks south towards the site. In this view, KOKO's dome and original mews and service areas are visible. The original skyline profile of the mews is disrupted by services and plant equipment/rooms.

This area was originally designed for utilitarian use; not to be overlooked by the general public. It therefore has a simple design and is considered to be the least significant elevation in terms of heritage and townscape value.

Level of Importance: **Local**
 Heritage Value/Importance: **Low- Medium**
 Townscape: **Low**



CGI View

Here the new development can easily be distinguished from the existing fabric and the mews' original skyline is more defined. Though the mass is significantly altered in this view, the impact is minor due to its location in an area of low sensitivity. Any adverse impact is mitigated by the increased use of the site and localisation of proposed development in the area which will scarcely be overlooked. KOKO's dome is not obstructed in this view, and the proposed cupola is clearly visible, considerably enhancing the skyline.

The overall impact: **Beneficial (cupola) / Neutral (roof extension over the mews)**
 The magnitude of the change: **Moderate-substantial**
 On site visibility evaluation: **Highly Visible**

8.0 JUSTIFICATION STATEMENT

THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF (March 2012) sets out the Government's planning policies for England and outlines how these should be applied. As recommended by the NPPF, proposals for the alteration or redevelopment of buildings within a Conservation Area should be considered and based upon an understanding of the site's significance. The following section highlights sections of the NPPF applicable to the proposed development and analyses the impact of the proposals that are subject of this application, in accordance with the NPPF.

The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF's 12 core principles.

The proposed development will take into consideration the grade II listed KOKO, Camden Town Conservation Area and 'positive buildings' as specified in the Camden Town Conservation Area Appraisal.

NPPF - GENERAL STRATEGY

Paragraph 126 states: *'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

RESPONSE: Collectively, the proposals do not harm significant features identified in this grade II listed building. Proposals for the reinstatement of historic features to KOKO's exterior, such as reinstatement of original windows, the double height stage doors and the cupola over the dome will substantially enhance the historic character of the listed building. This will make a positive contribution to the special character of the site and Camden Town Conservation Area. The proposed development of the Hope & Anchor will put it into viable use consistent with its original function.

1 Bayham Street and 65 Bayham Place are currently vacant and have been substantially altered in the past for changes of use. These buildings are inflexible in terms of adaptability. They are within close proximity to KOKO and the Hope & Anchor pub, and space is limited. The proposal is therefore considered acceptable as it will add to the economic benefit that KOKO can bring to the area.

NPPF - DETERMINING APPLICATIONS

Paragraph 128 states: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their*

significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

RESPONSE: The heritage values and character of the heritage assets within the site and its surrounds have been identified and assessed in this report and will be sustained and enhanced overall. An understanding of the significance and characteristics of the historic environment in the vicinity of the site has informed the design concept throughout, particularly with regards to the new building at 65 Bayham Place and the new building between the Hope & Anchor and 1 Bayham Street. The design of the new buildings is contemporary, thereby adding to the irregular townscape on Bayham Street and wider Camden Town Conservation Area.

NPPF - IMPACT ASSESSMENT

Paragraph 6 of the NPPF states: *"The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system."* The entire Framework constitutes a definition of "sustainable development" with no one part assuming greater weight than any other. Change is at the heart of sustainable development. The three dimensions of sustainability: economic, social and environmental, are not static; and neither is the built environment. Buildings need to change in order to adapt to climate change and move towards a low carbon economy (NPPF Paragraph 7). This statement deals principally with Section 12 of the NPPF, "Conserving and enhancing the historic environment", however heritage considerations and issues are prevalent throughout the framework.

NPPF Paragraph 129 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a*

heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'.

RESPONSE: The buildings within the subject site have been assessed in proportion to their significance. Considering that the earlier buildings at 1 Bayham Street and 65 Bayham Place have been substantially altered and there are minimal remains of the historic fabric, it is argued that the significance of these buildings is very low and therefore their demolition (except façade retention at 1 Bayham Street) can be justified.

Paragraph 131 states: *'In determining applications, local planning authorities should take account of:*

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desire of new development making a positive contribution to local character and distinctiveness'*.

RESPONSE: The proposed development has been very carefully designed to ensure that its setting and its immediate context will be sustained overall. An understanding of the significance and characteristics of the historic environment in the vicinity of the site has informed the design concept throughout.

Local distinctiveness in this area is comprised of a wide range of built form, as well as historic buildings scattered on Bayham Street. In essence, the proposal creates a new "place", which will become an intrinsic part of an established area. The conservation area is characterised by an informal and irregular collection of buildings. The proposed new build is visually different from the existing fabric and adds to the variety of built form that characterises Camden while providing more usable space that is of high architectural quality.

NPPF Paragraph 132 states: *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*

RESPONSE: The proposals will not cause loss or damage to the value of the grade II listed building or the Camden Town Conservation Area as a whole, and would cause no harm to the setting of the designated heritage assets overlooking the subject site. There is therefore no risk of there being any substantial harm.

Paragraph 134 states: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including its optimum viable use'*.

RESPONSE:

If it is found that the proposals do cause a degree of harm, this cannot be greater than 'less than substantial harm' as propounded in this clause. In such case the proposal is balanced by the following public benefits: the restoration of a Grade II listed building and reinstatement of original features; the preservation of the setting of the Camden Town Conservation Area through designs sympathetic to the context; new structures of substance and high constructional integrity that will sustain the conservation area characteristics over an extended period.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG) – March 2014; ID 18a: Conserving & enhancing the historic environment (Updated: 10 04 2014)

PPG Paragraph: 003 - Reference ID: 18a-003-20140306

'What is meant by the conservation and enhancement of the historic environment?

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in everyday use to as yet undiscovered, undesignated buried remains of archaeological interest.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the assets significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.'

RESPONSE: The proposals recognise that the conservation of heritage assets must be in a manner appropriate to their determined significance and that heritage assets are an irreplaceable resource. This is implicit in the proposed development for reinstating original features in the listed building and focusing new development to areas of low significance and mainly the

undesigned heritage assets within the site (which have been deemed of low significance).

PPG Paragraph: 009 - Reference ID: 18a-009-20140306

'Why is significance important in decision taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.'

RESPONSE: Heritage assets can be adversely affected by physical change or change in their setting. It is contended the nature, extent and importance of the significance of the affected heritage assets including the buildings' setting, has been properly assessed thereby enabling an acceptable and justifiable proposal to be developed.

PPG Paragraph: 017 - Reference ID: 18a-017-20140306

'How to assess if there is substantial harm?

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage assets physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the assets significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm. Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework.

RESPONSE: The impact on the significance of the heritage assets has been fully considered in the Impact Assessment. There is no occurrence of substantial harm.

PPG Paragraph: 019 - Reference ID: 18a-019-20140306

'How can proposals avoid or minimise harm to the significance of a heritage asset?

A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.'

RESPONSE: The significance of the buildings within the site and their setting has been fully assessed and informed the design process. Visual inspection of the site and surrounding area and appropriate and proportionate historic research and analysis were undertaken. A clear understanding of the heritage values informed constraints and opportunities. The resulting scheme reflects a conscious effort to minimise the impact of the proposed works on the grade II listed building and Camden Town Conservation Area.

HISTORIC ENGLAND'S GOOD PRACTICE ADVICE 2015**Planning note 2 Paragraph 9:**

'Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.'

RESPONSE: A Significance Assessment has been carried out as part of this report and been used to inform the development of the proposed scheme.

Planning note 3 Paragraph 12:

'Amongst the Governments planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset's significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance.'

RESPONSE: The steps above have been fully complied with. The significance of the heritage asset affected by the proposals has been fully assessed, as well as the effects of the proposed development. As outlined in the impact assessment, the proposal will have some adverse impact. However, it will sustain and enhance the listed building's significance (particularly historical value of the fly tower); and will therefore prove beneficial overall.

LOCAL POLICY**Camden Local Plan Adoption Version | Design and Heritage, Adopted Version, July 2017.****Policy D1: Design**

This section sets out the requirements for high quality design and safeguarding Camden's heritage. The overall strategy is to sustainably manage growth in Camden in a way that respects the existing context conserves and enhances the heritage and valued places that give the borough its unique character. It sets out requirements for sustainable and high-quality design through use of careful architectural detailing and high quality materials.

Camden Planning Guidance provides advice and information on how the Local Authority applies its planning policies.

Policy D2: Heritage

'The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets in a manner appropriate to their significance. The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings.'

Enhancing the historic environment (paras 7.42-7.69) expands on the desirability to retain original / historic features and to carry out repairs in matching materials. The proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them. As stated earlier, the proposals actively seek to

enhance the historic character of the grade II listed building, and retain surviving historic features.

RESPONSE: This is the crux of this proposal to reinstate KOKO's original features such as the cupola and windows in the façade and repairs to the original fabric. This will therefore enhance the historic character and architectural and historic values of the building. Any reinstatements will match surrounding historic fabric and/or follow the design specified in the original architectural drawings.

Demolition in conservation areas (para 7.49) *'The Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not, so as to preserve this character and appearance. The Council will resist the total or substantial demolition of buildings which make a positive contribution to a conservation area unless circumstances are shown that outweigh the case for retention. Applicants will be required to justify the demolition of a building that makes a positive contribution to a conservation area, having regard to the National Planning Policy Framework, Camden's conservation area statements, appraisals and management strategies and any other relevant supplementary guidance produced by the Council.'*

Non Designated Heritage Assets (para 7.69) *"The borough also has many attractive, historic, locally significant buildings and features which contribute to the distinctiveness of local areas, but which are not formally designated. [...] Camden's Local List identifies historic buildings and features that are valued by the local community and that help give Camden its distinctive identity but are not already designated in another way (for example a listed building). When planning permission is required for any proposal that directly or indirectly affects the significance of a non-designated heritage asset (either on the Local List or not) then the Council will treat the significance of that asset as a material consideration when determining the application."*

RESPONSE (to paras 7.49 and 7.69): 1 Bayham Street, 65 Bayham Place have already been substantially altered in the past and have little flexibility in terms of adaptability and improvement to energy efficiency. The Hope & Anchor fabric is found to be in poor, and in some areas, critical condition. Considerable structural intervention is needed for the continued use of the pub, irrespective of the proposed mansard. The loss of the interior of the Hope & Anchor, 1 Bayham Street (façade retained) and 65 Bayham Place is balanced by the benefit of the revitalisation of the site, creating a new use and safeguarding KOKO's future as a music venue. The proposed building at 65 Bayham Place is appropriate in terms of scale and materiality and adheres to the eclectic mix of built form that characterises Bayham Street. In addition, the new construction will bring a positive balance to the townscape quality; holding the corner of Bayham Street and Bayham Place and enhancing Bayham Street overall.

9.0 CONCLUSION

The significance of the conservation area and other heritage assets in the vicinity of the site is not challenged. Impact, *per se*, does not necessarily amount to “harm”, and it is considered that the proposals cause “less than substantial harm” to the historic environment in the area. Notwithstanding the tenets of Historic England’s *Conservation Principles* (paragraph 154) “... *A high quality of design of proposed intervention is not mitigation, but essential in any significant place*” and the cross-reference to Principle 4.6: “*New work should aspire to a quality of design and execution which may be valued now and in the future.*” The architectural ethos generated by the brief and the opportunities and constraints of the place, have inspired the architects to produce a scheme of high quality. The design is compatible with the area’s characteristics in terms of scale, articulation, materiality, height and form. The mixed uses are a distinctive feature of the area and relate to other buildings in the wider context. Overall, it is considered that the proposal will not harm the setting or the heritage assets in the vicinity.

Camden Town attracts both local and international visitors for its music venues, pubs, markets, shops, cafés and restaurants. Its economic vibrancy arises from a combination of the special historic character and the wide range of attractions and entertainment on offer. KOKO is a world leading music venue and cultural attraction. The proposed works will maintain and sustainably enhance KOKO’s activities and safeguard its future as a music venue.

The proposed works, which would affect the character of the site to a minor and moderate degree, are desirable in order to facilitate the site’s sustainable future and use, while retaining features of special interest, particularly in the listed building. It is considered that the proposed works would establish the optimum viable use of the site. The mixed uses are characteristic of the area and relate to other buildings in the wider context.

A leading objective of the proposed design is to create a sympathetic contemporary interface with the existing buildings whilst maintaining a clear distinction between the new development and the historic significance of the listed building, the pub and its surroundings.

For the above reasons, it is considered that the proposals would be acceptable in the context of the setting of the grade II listed building and other listed/positive buildings in the immediate surroundings and the Camden Town Conservation Area. The significance of the conservation area and other heritage assets in the vicinity of the site is not challenged. Impact, *per se*, does not necessarily induce “harm” to the listed building and historic environment.

Appendix 1: Listing Description

CAMDEN

TQ2983SW CAMDEN HIGH STREET 798-1/83/150 (East side) 28/06/72
Camden Palace Theatre (Formerly Listed as: CAMDEN HIGH STREET Camden Theatre)

GV II

Theatre, now a night-club. 1900-1. By WGR Sprague. Some late C20 alterations. Decoration by Waring & Gillow. Stucco front (ground floor painted) and 1 bay of return; red brick return. Symmetrical facade in Baroque pastiche style. EXTERIOR: 4 main storeys. 5 bays. Single storey entrance foyer with pilasters supporting entablature and blocking course. Round-arched openings (outer bays blocked) with pilasters supporting architraved heads with keystones. Part-glazed double doors. Centre bays of upper floors with tetrastyle in antis Ionic screen rising through 2nd and 3rd floors to support entablature with paired ogee pediments and parapet. Behind this, a large copper dome. Flanking bays pilastered with bowed angles. 1st floor round-arched windows, 2nd square-headed, 3rd keyed oculi; this treatment repeated on 1st return bay. Ground floor return with 2 doorways having Ionic pilasters supporting entablatures with pediments; panelled double wooden doors. INTERIOR: symmetrically planned with elaborate foyer behind main entrance with Ionic pilasters and moulded ceilings. Over mantel with bronze bas relief plaque of Ellen Terry. Cantilevered dress circle and balcony, now without seats and with steps to ground floor. Lightly modelled plaster work by Waring & Gillow in a mixture of baroque and rococo ornament. Marble proscenium arch surmounted by segmental pediment with recumbent figures and, within the tympanum, a mask surrounded by

rays. 4 bays on either side of proscenium with marble Corinthian columns. Within 3 of the bays, 6 boxes in 2 tiers, the upper boxes with canopies; lower boxes supported by columns carried on caryatids. Balcony fronts with rococo motifs. Ceiling supported on brackets within the cove above entablature and with a large oval centrepiece having a shallow dome. HISTORICAL NOTE: formally opened by the actress Ellen Terry in December 1900 as the Royal Camden Theatre to show a wide range of productions from Shakespeare to pantomime and opera to musical comedy. Later used as a cinema and a BBC recording studio. Originally with sculptured statues on parapets.

(Curtains!!! Or a New Life for Old Theatres: London: 1982-).

Appendix 2: 1899 Drainage Plans for Camden Theatre

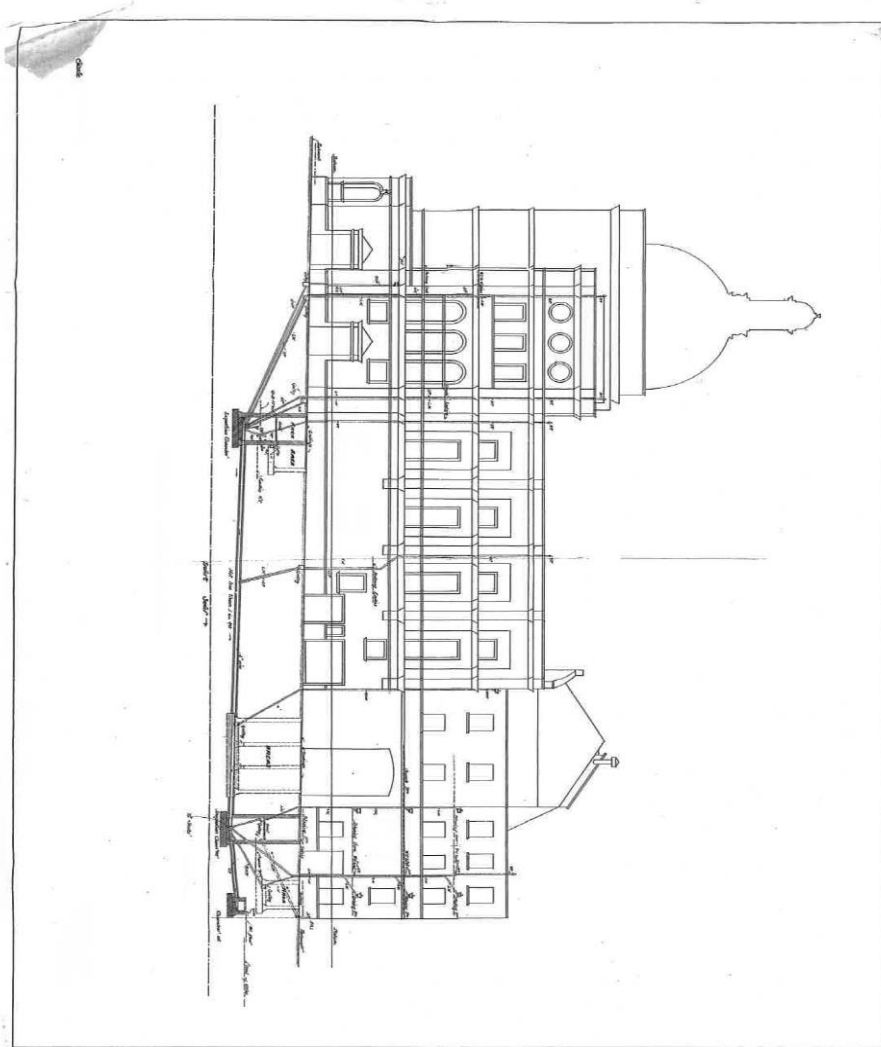


Figure 65: Elevation to Crowndale Road. This elevation has not changed, which exception of some of the windows being infilled.

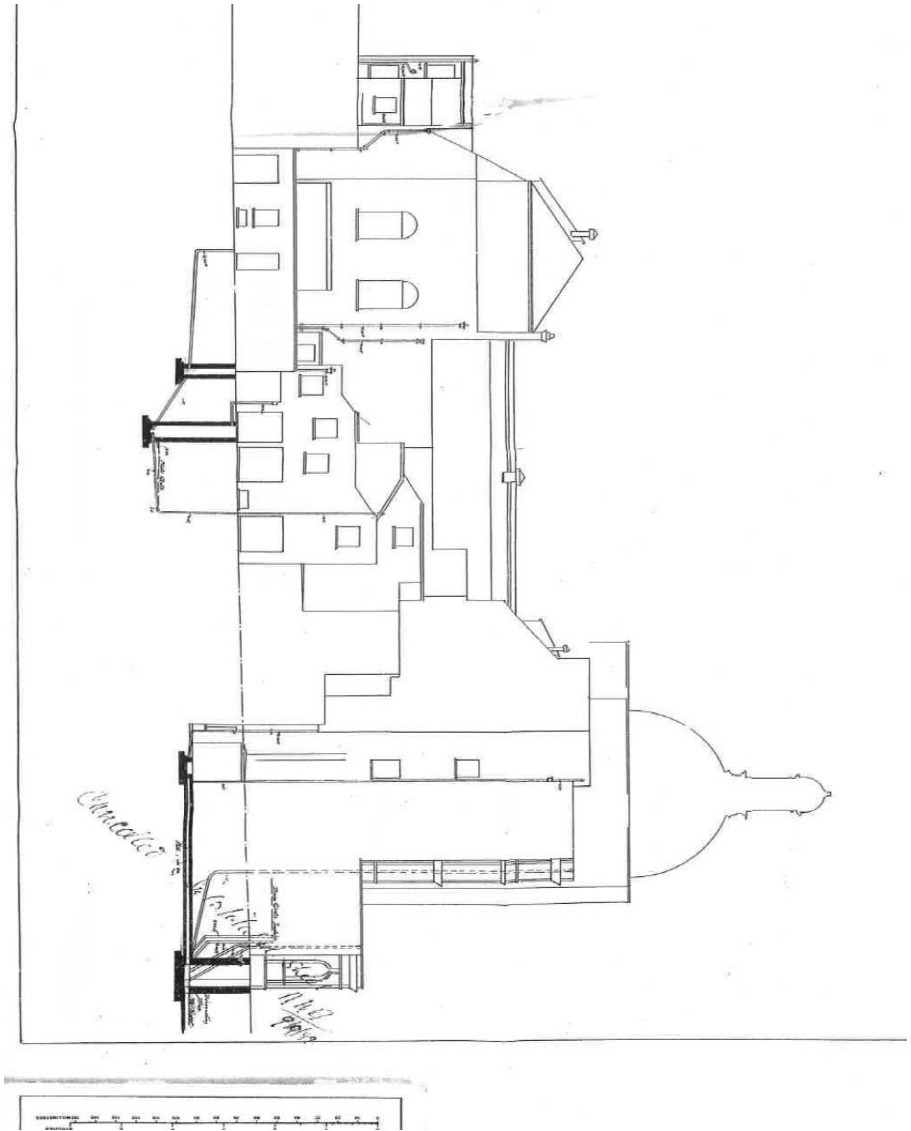


Figure 66: Elevation to Bayham Place – this elevation has largely remained the same.

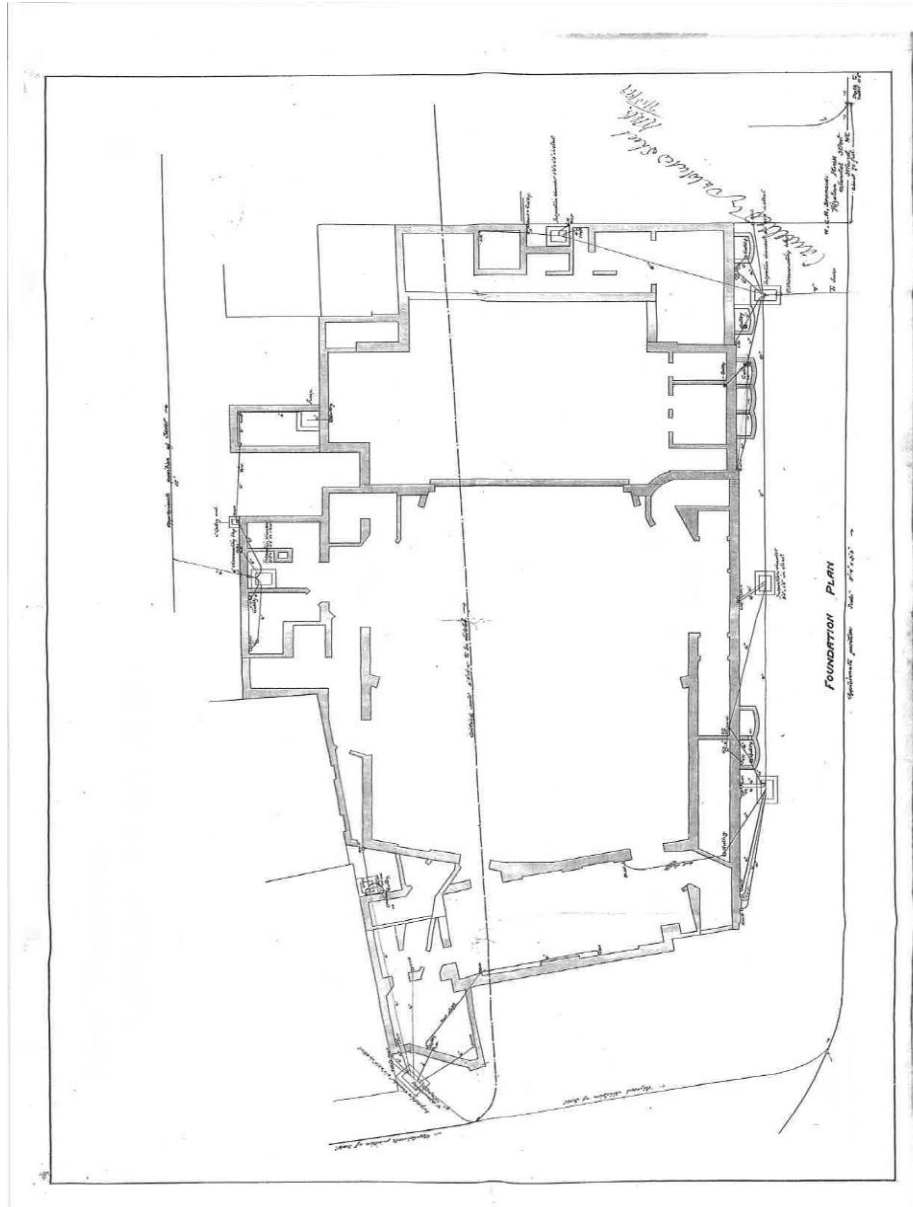


Figure 67: Foundation Plan

© Stephen Levrant Heritage Architecture Ltd

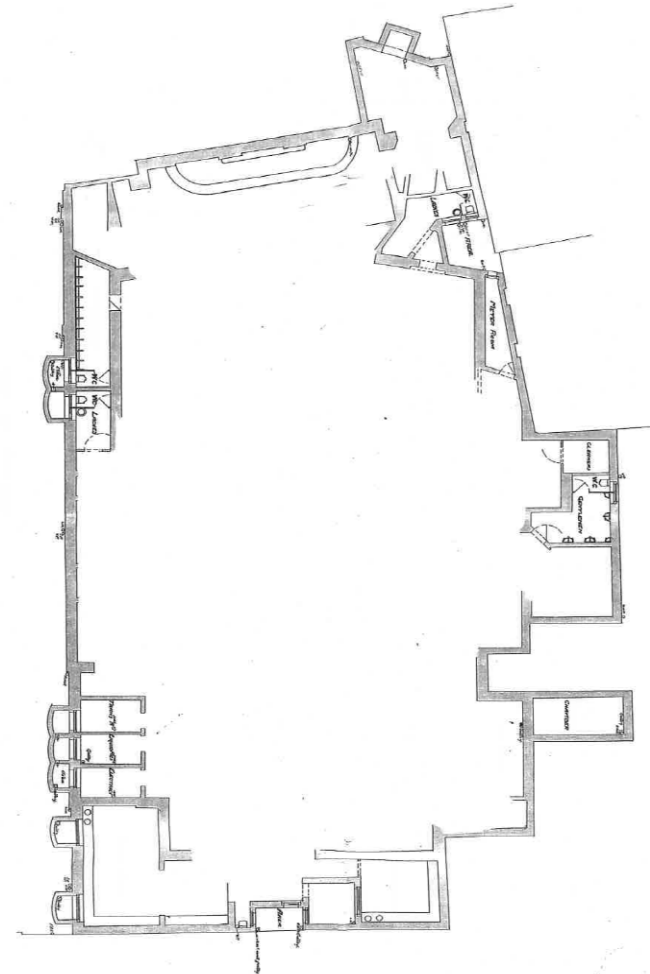


Figure 68: Plan at pit level

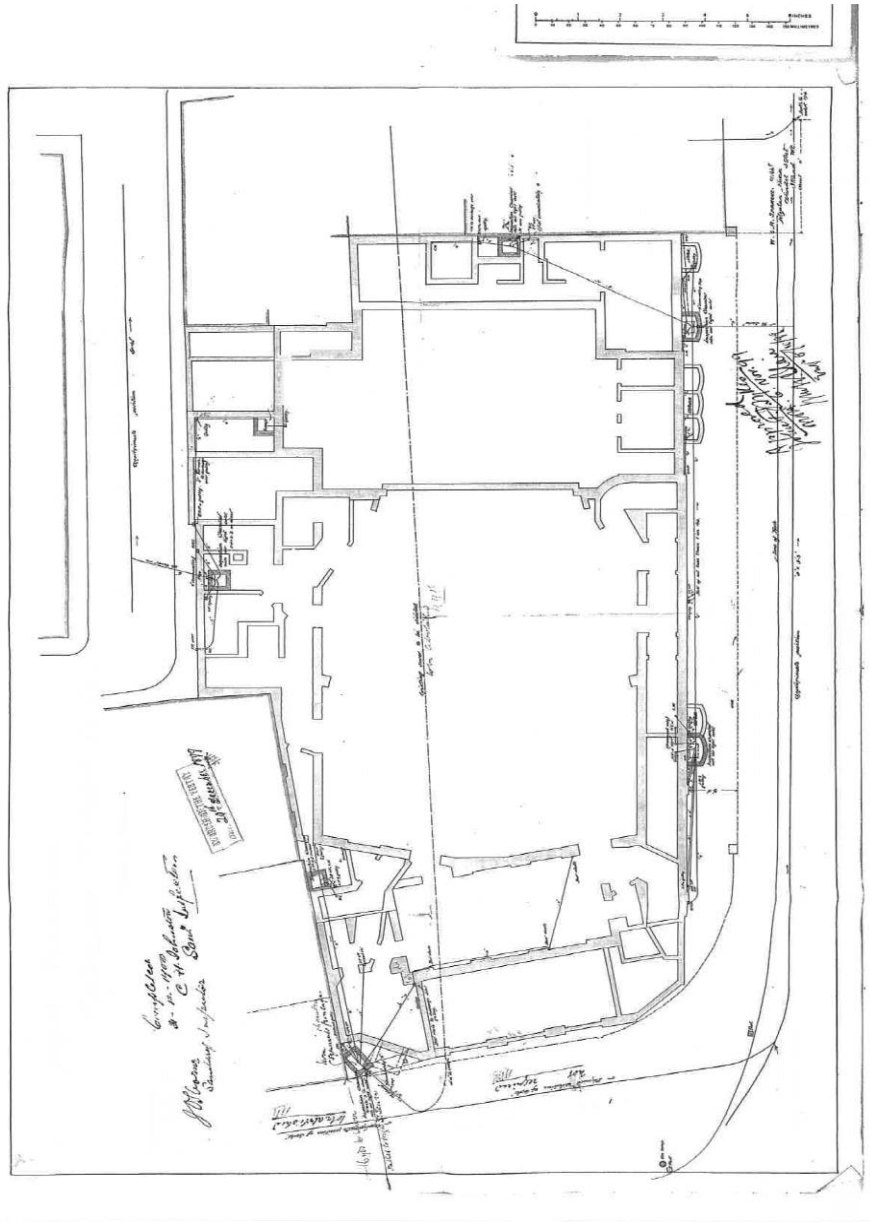


Figure 69: Ground floor Level

© Stephen Levrant Heritage Architecture Ltd

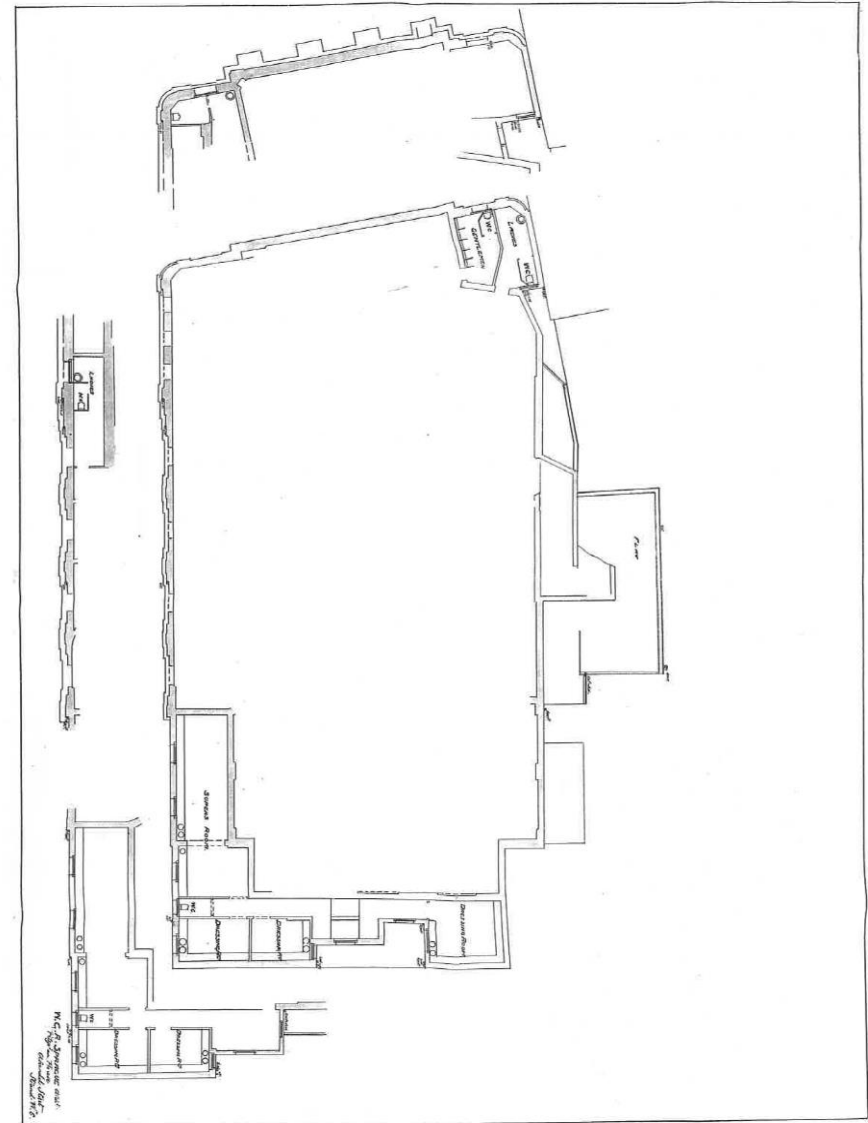


Figure 70: Intermediate floor level

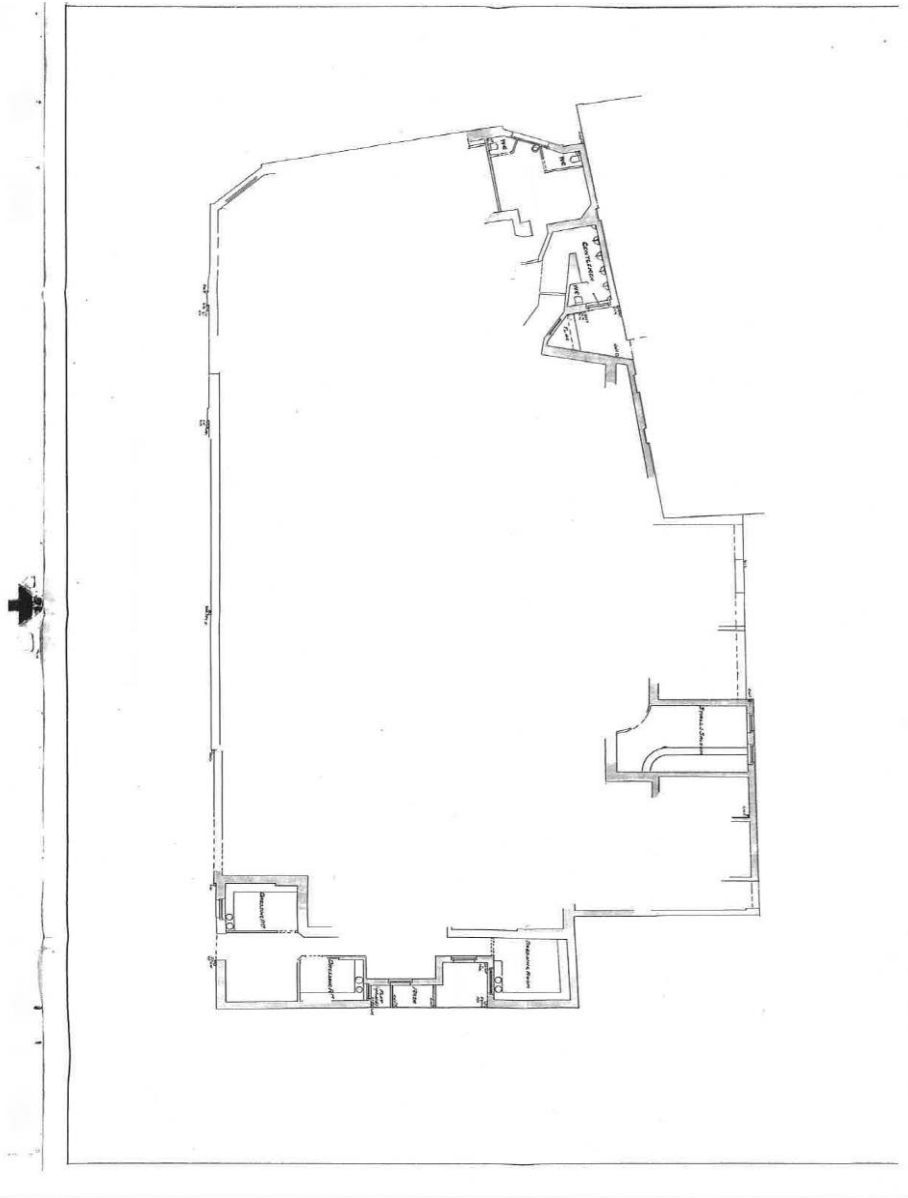


Figure 71: Dress and Circle Level

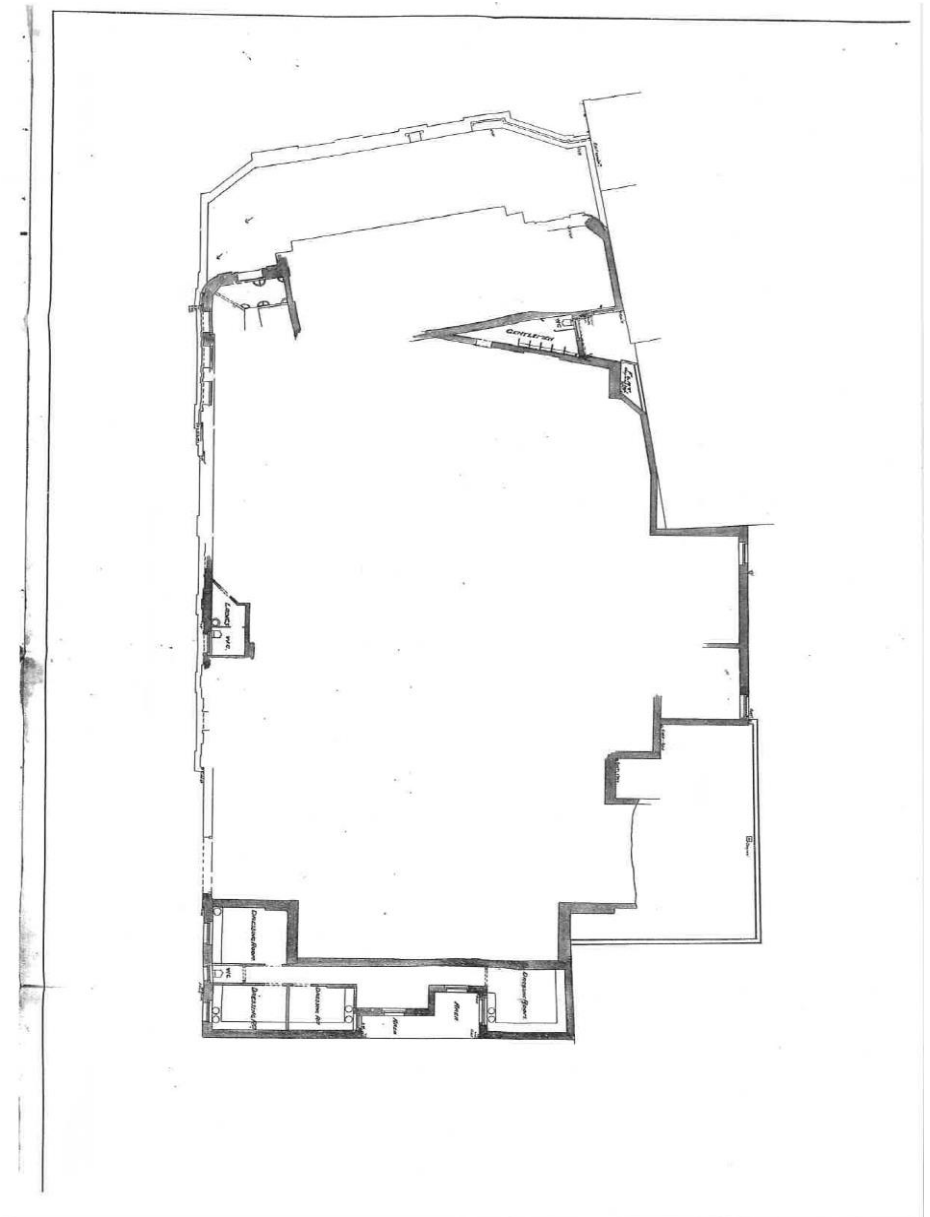


Figure 72: Balcony level

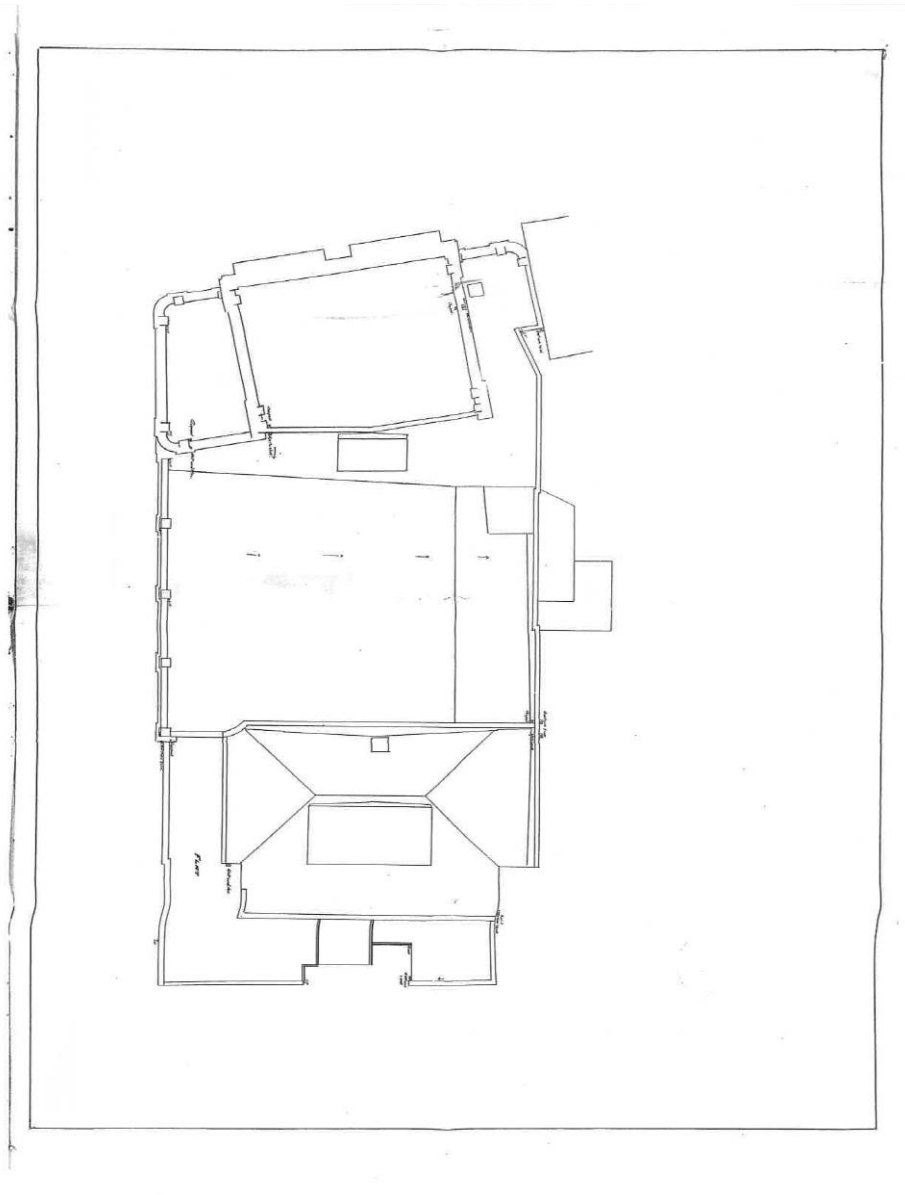


Figure 73: Roof Plan

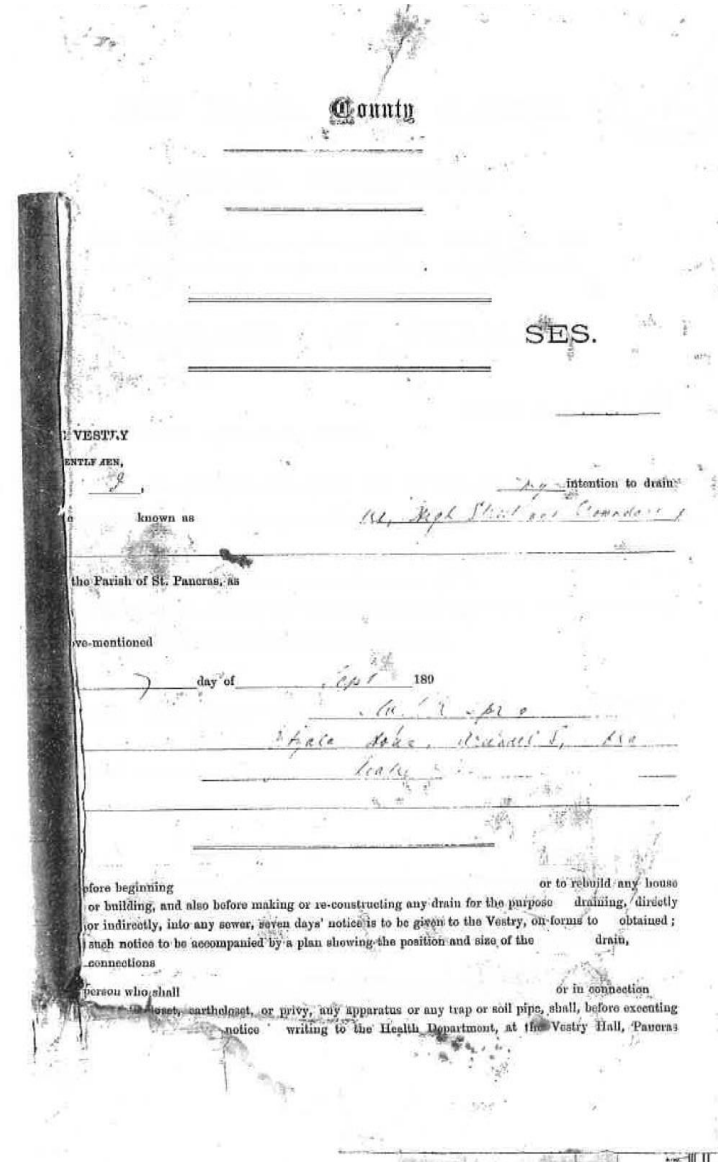


Figure 74: Drainage of Premises - 1899

Appendix 3: 1899 Architectural Plans for Camden Theatre

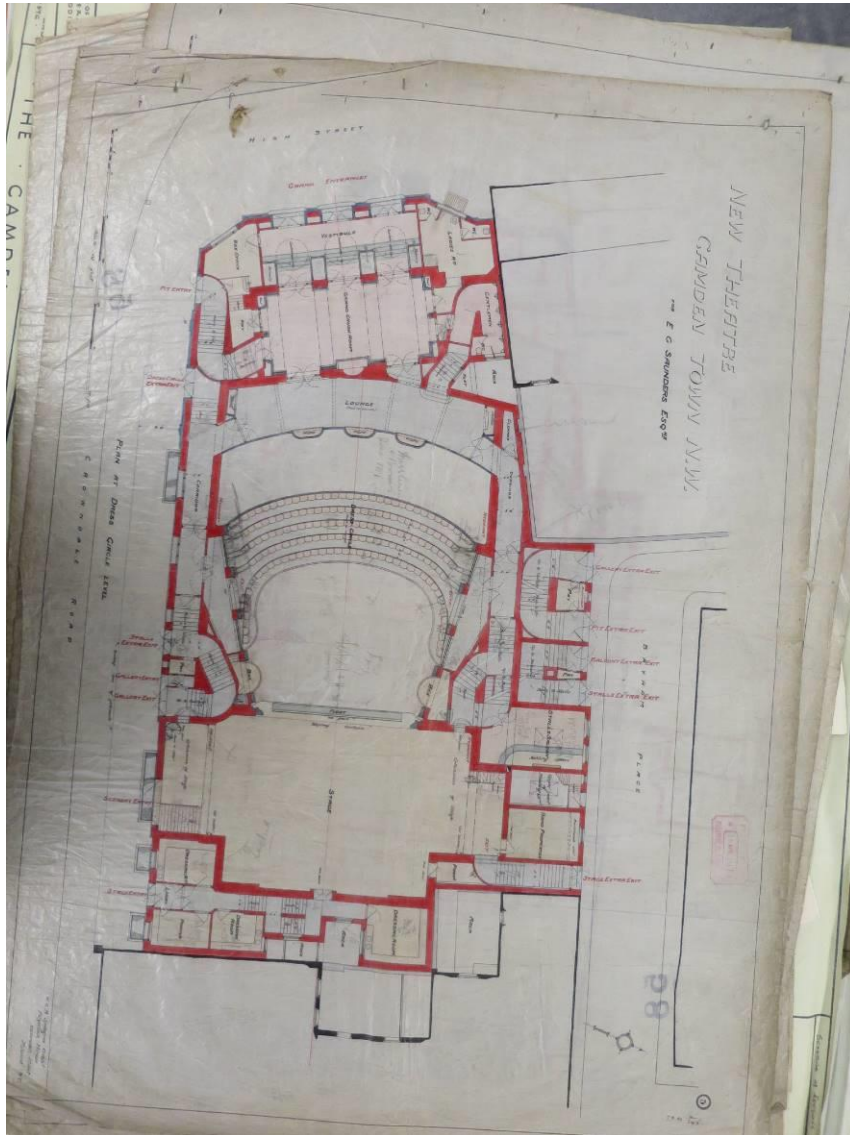


Figure 75: Ground Floor

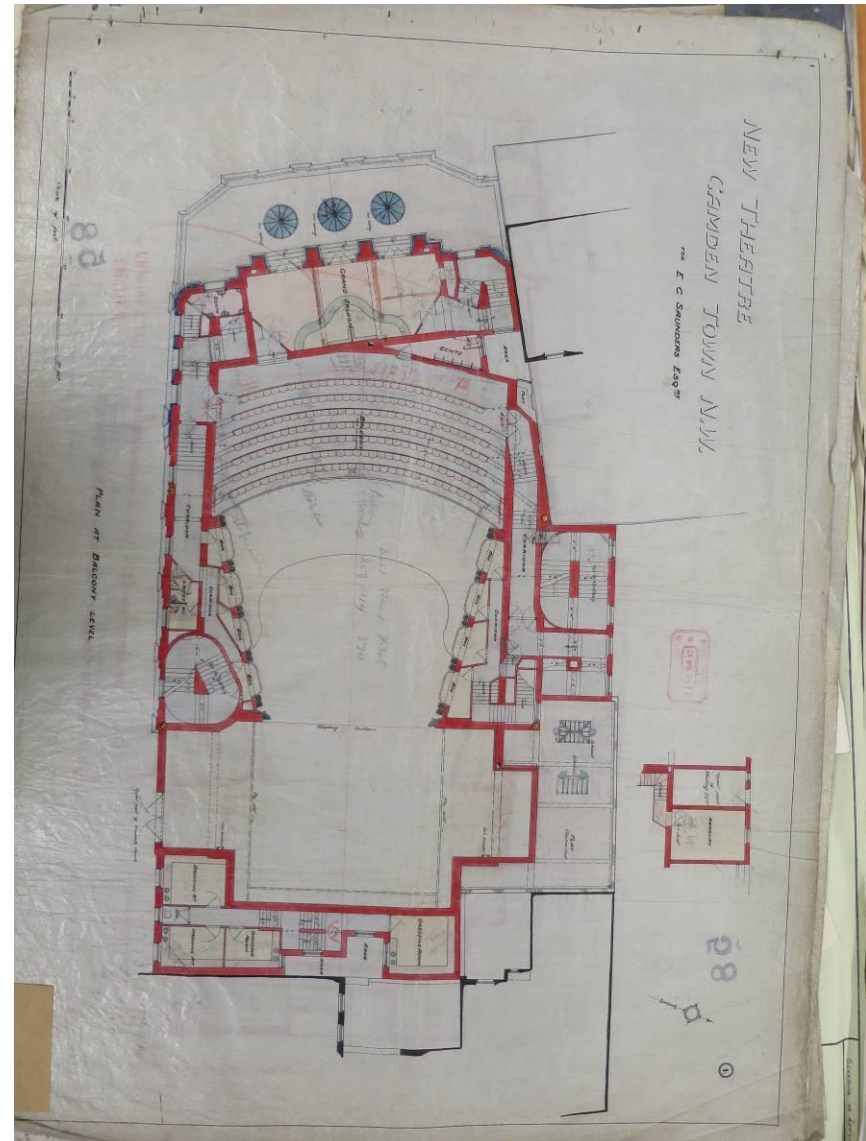


Figure 76: Balcony Level

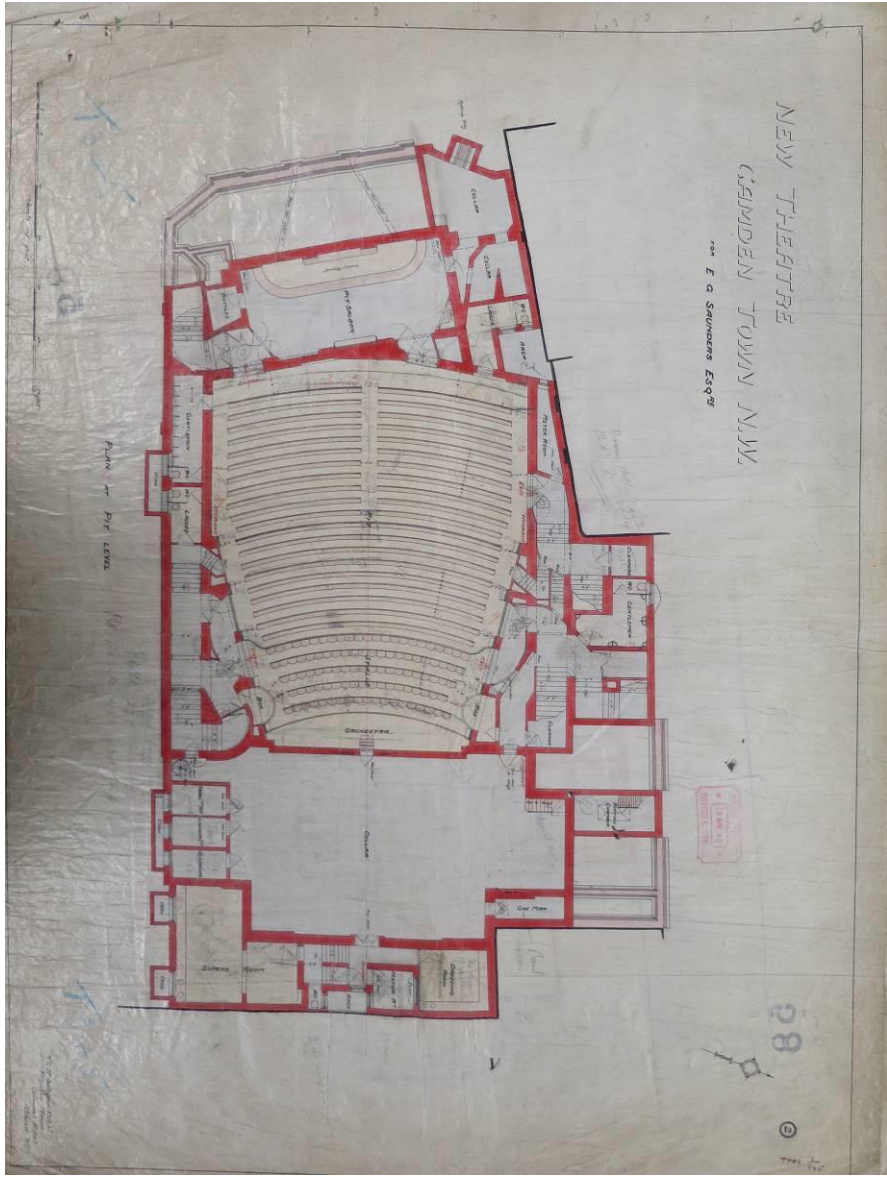


Figure 77: Balcony Level

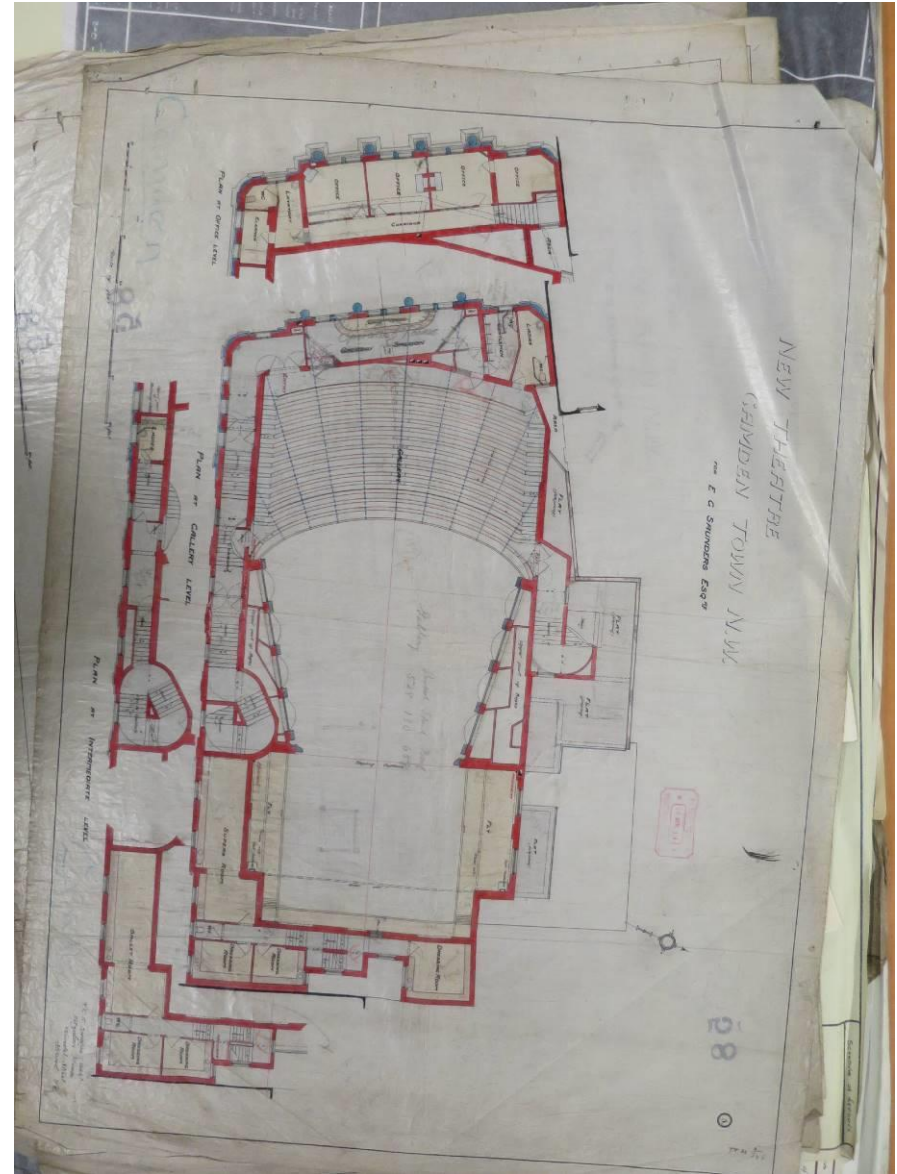


Figure 78: Intermediate Level

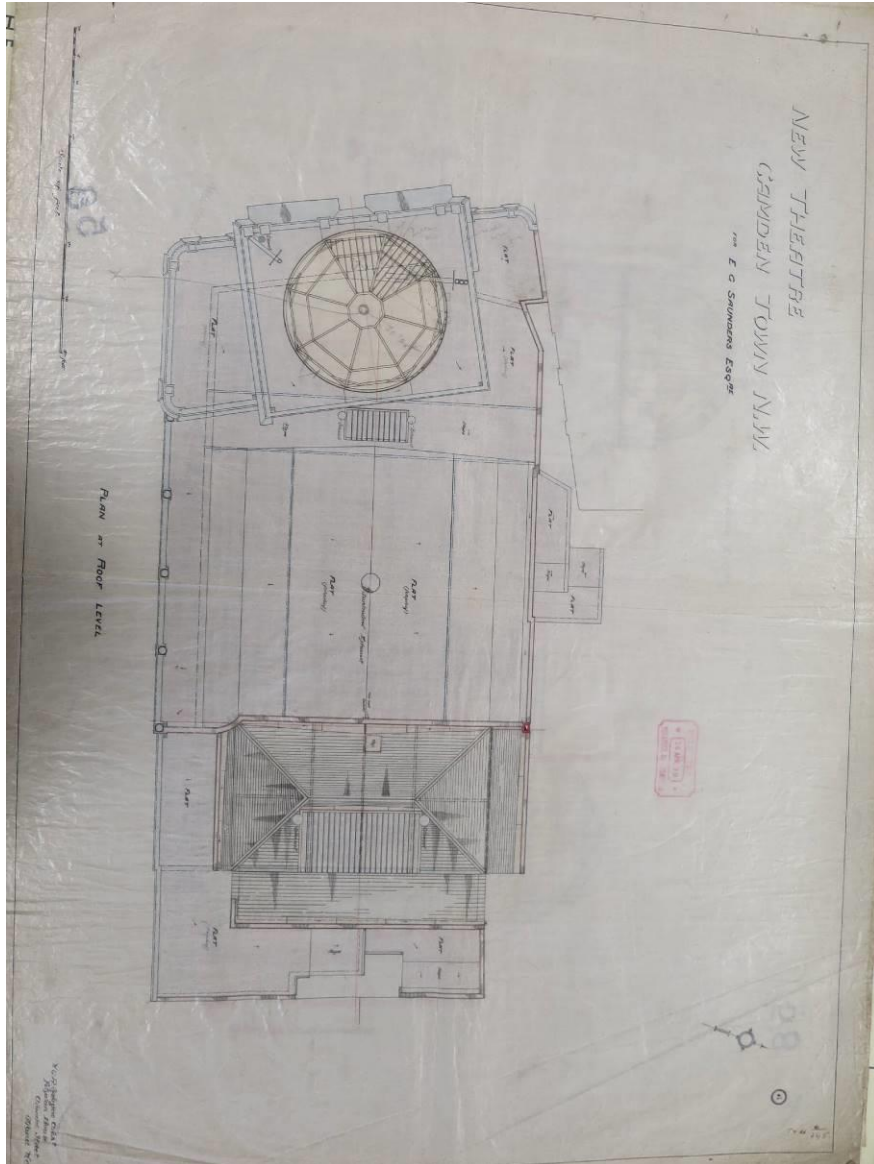


Figure 79: Roof plan

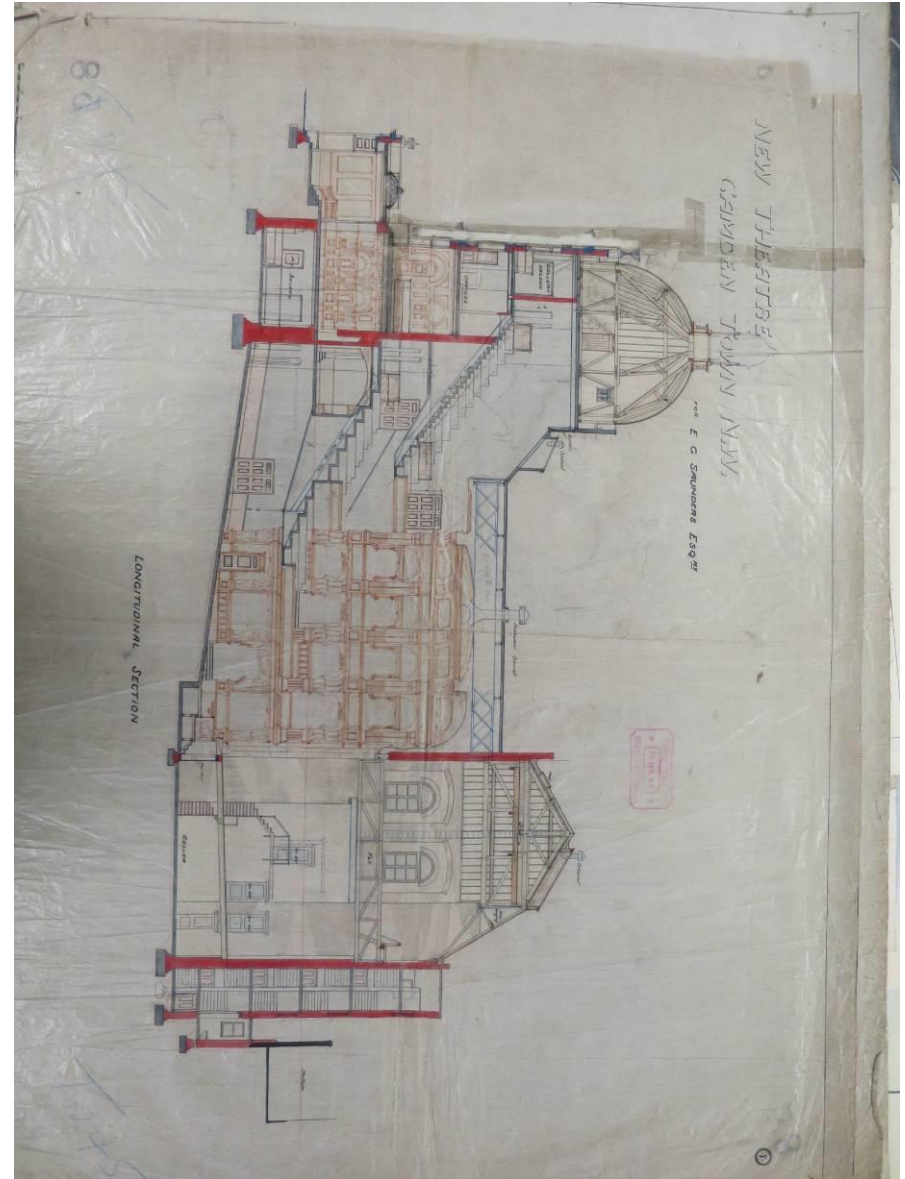


Figure 80: Long section



Figure 81: Crowndale Road Elevation



Figure 82: Front Elevation

Appendix 4: 1929-1931 drawings during Biocolour Picture Theatres' occupation

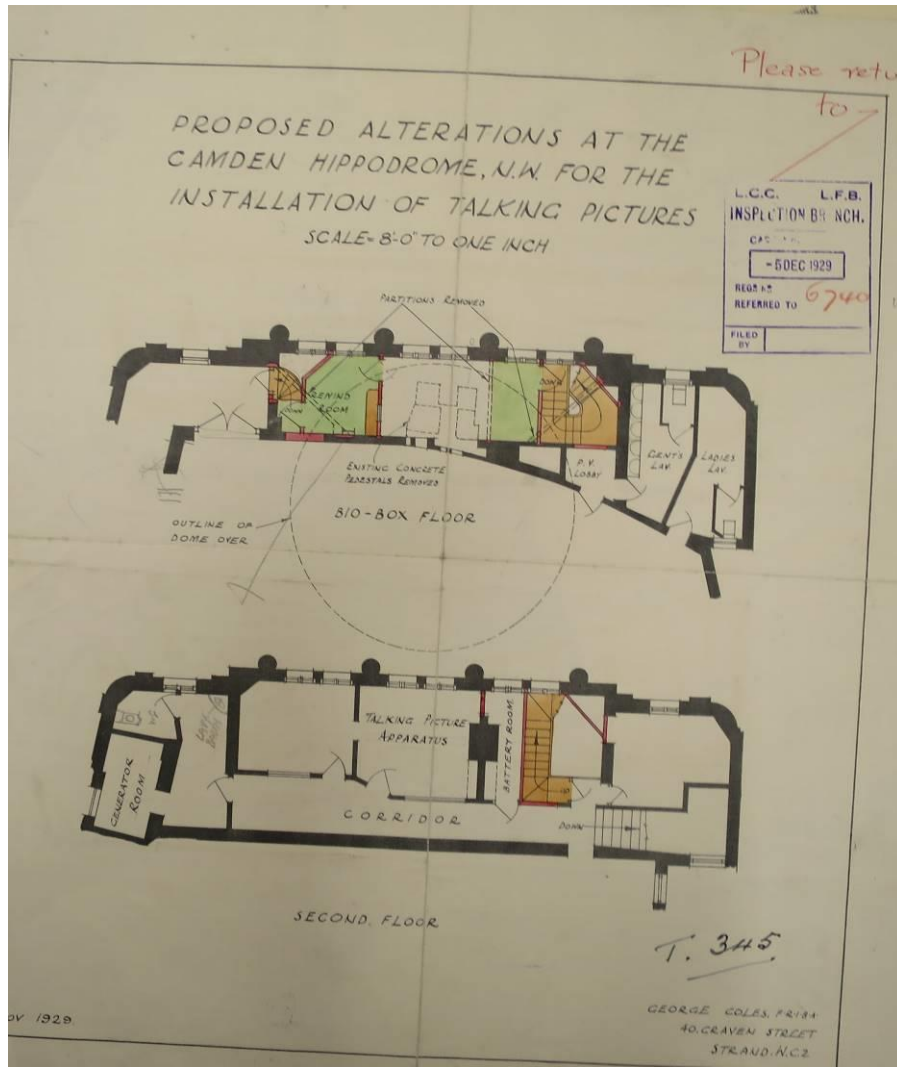


Figure 83: Installation of sound equipment in 1929

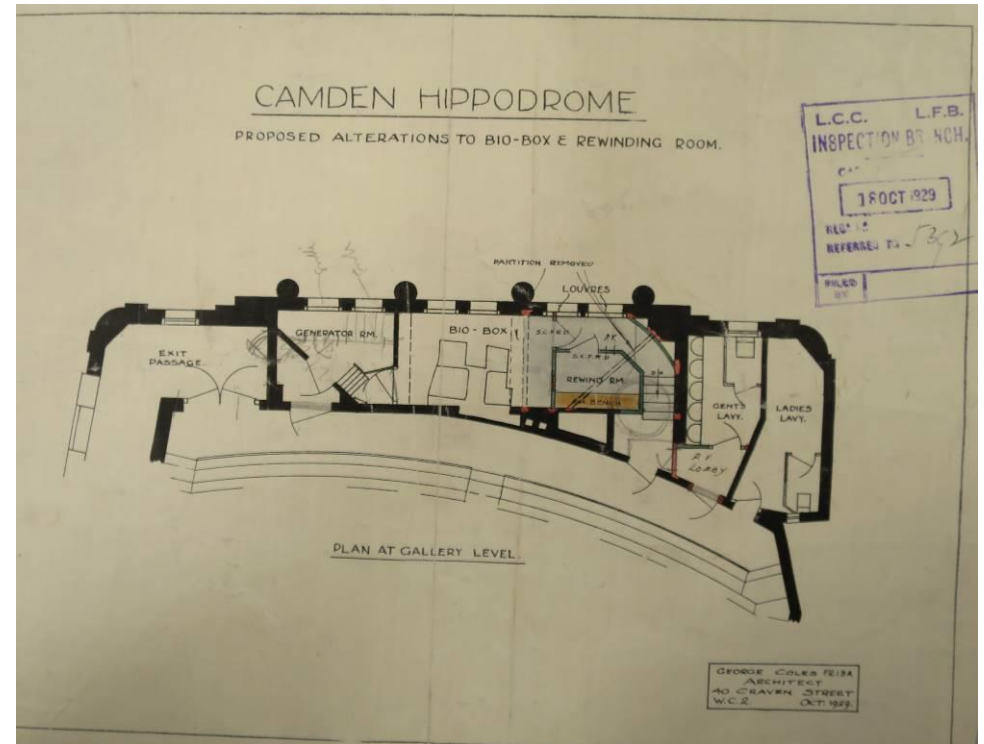


Figure 84: Proposed alterations to bio-box and rewinding room

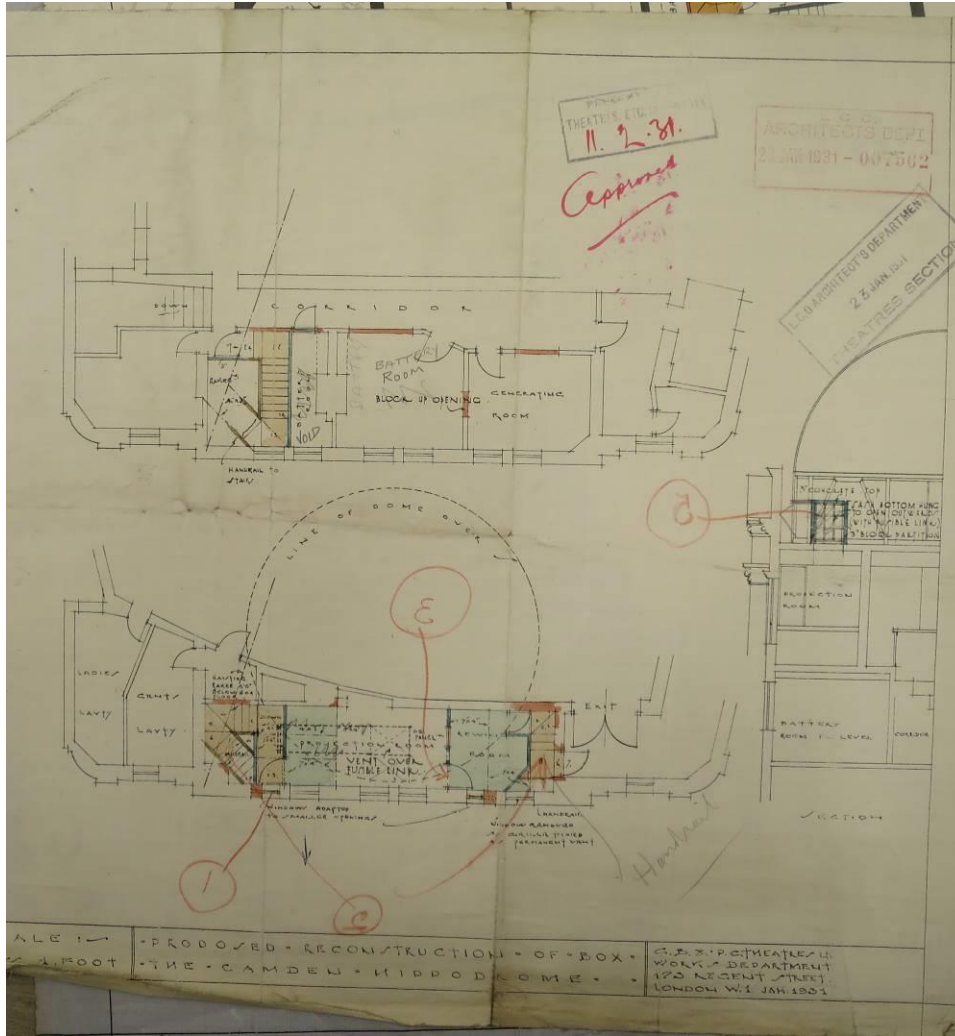


Figure 85: 1931 drawings for 'reconstruction of box'

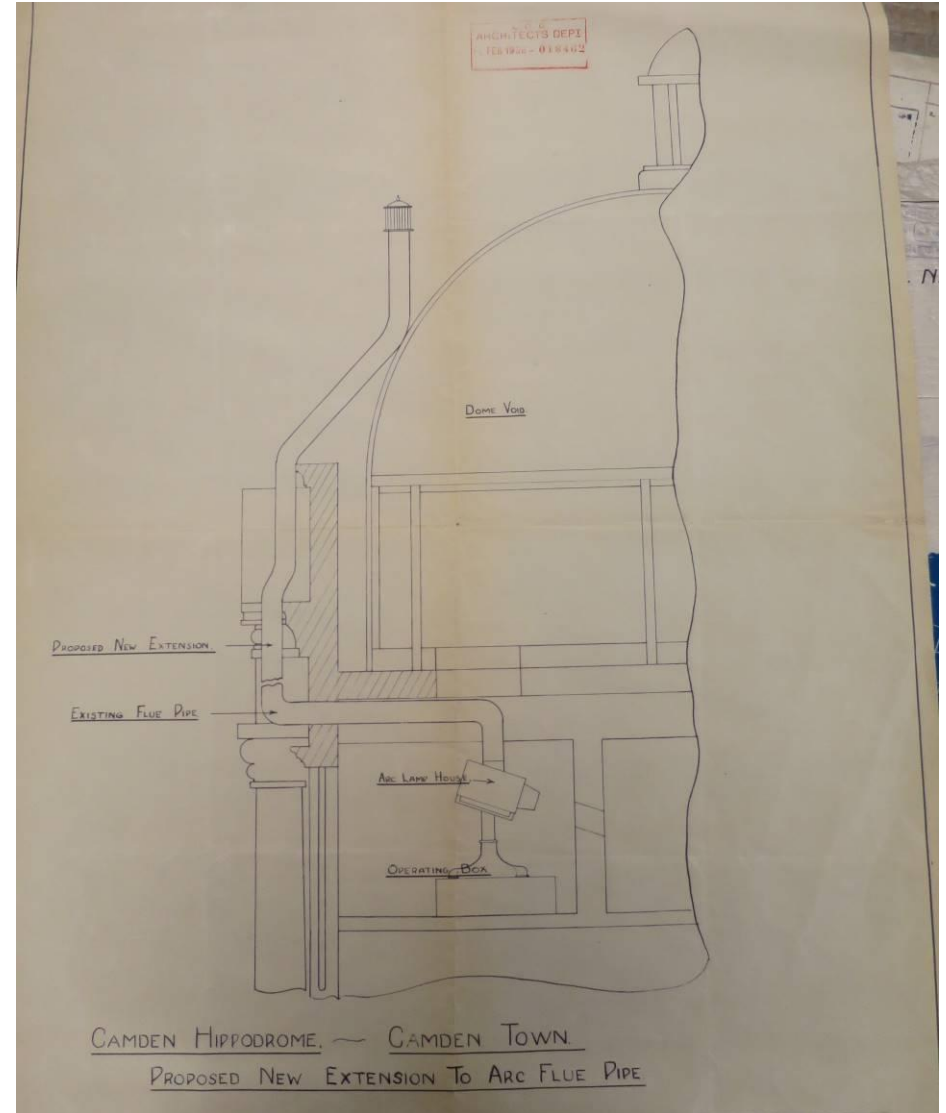


Figure 86: 1936 – proposed extension to arc flue pipe

Appendix 5: 1945 Architectural Plans:

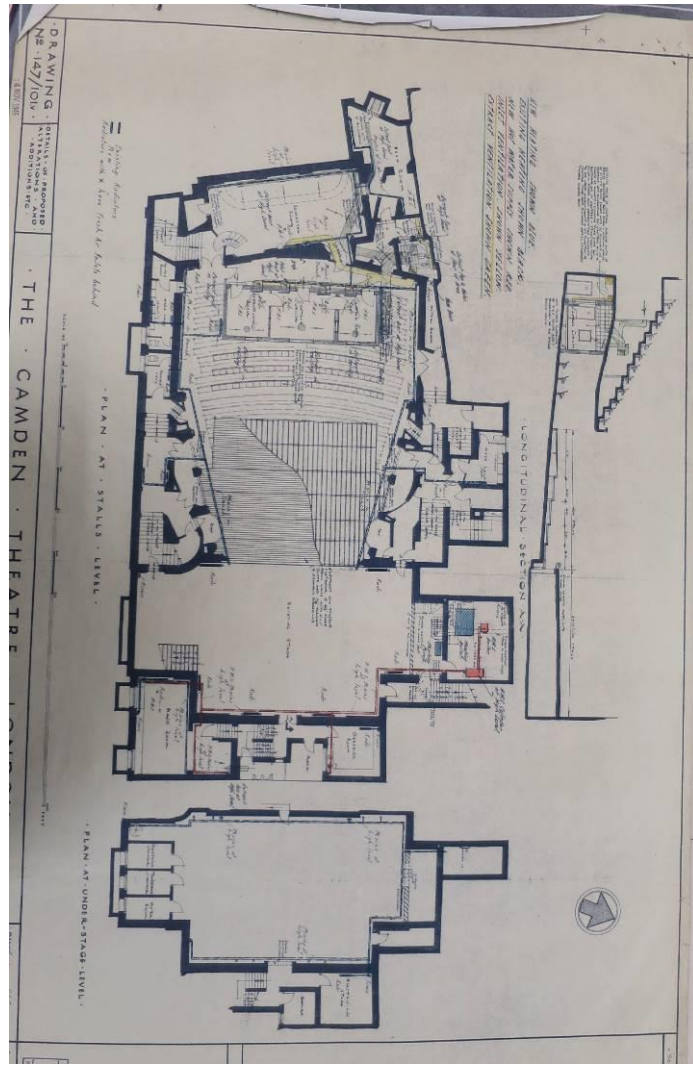


Figure 87: Stalls Level

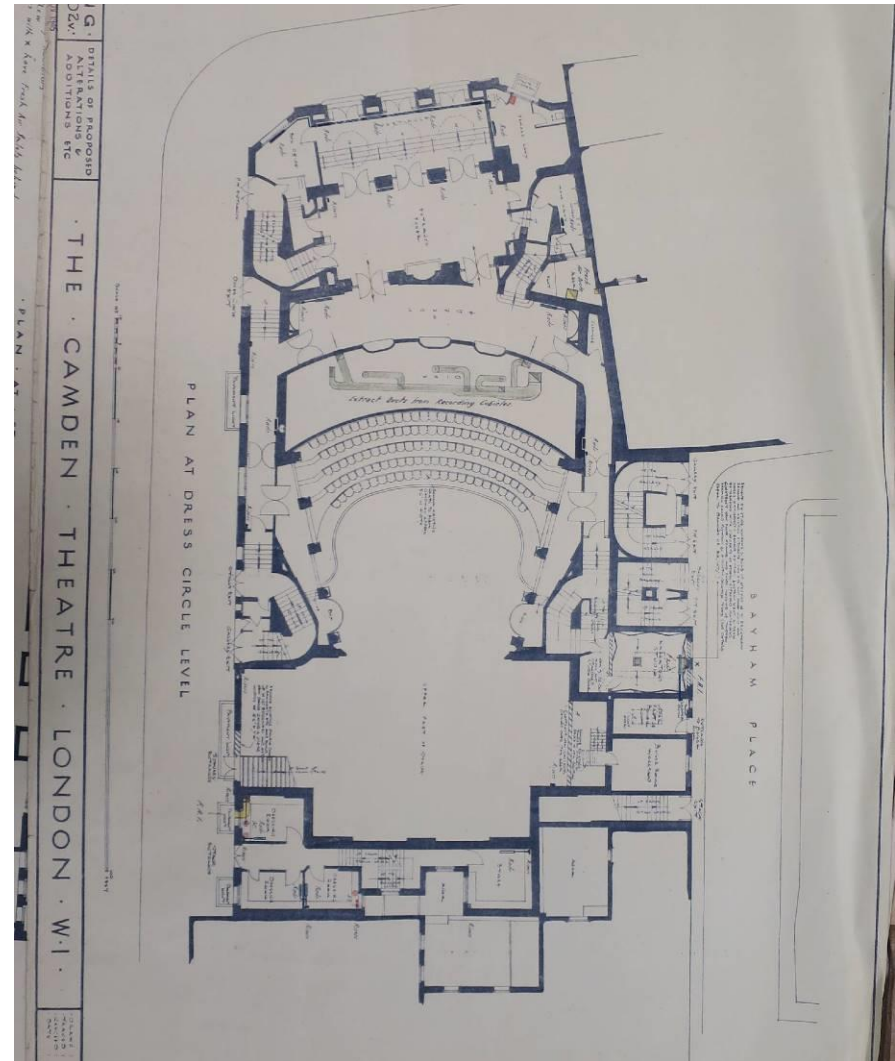


Figure 88: Dress Circle Level

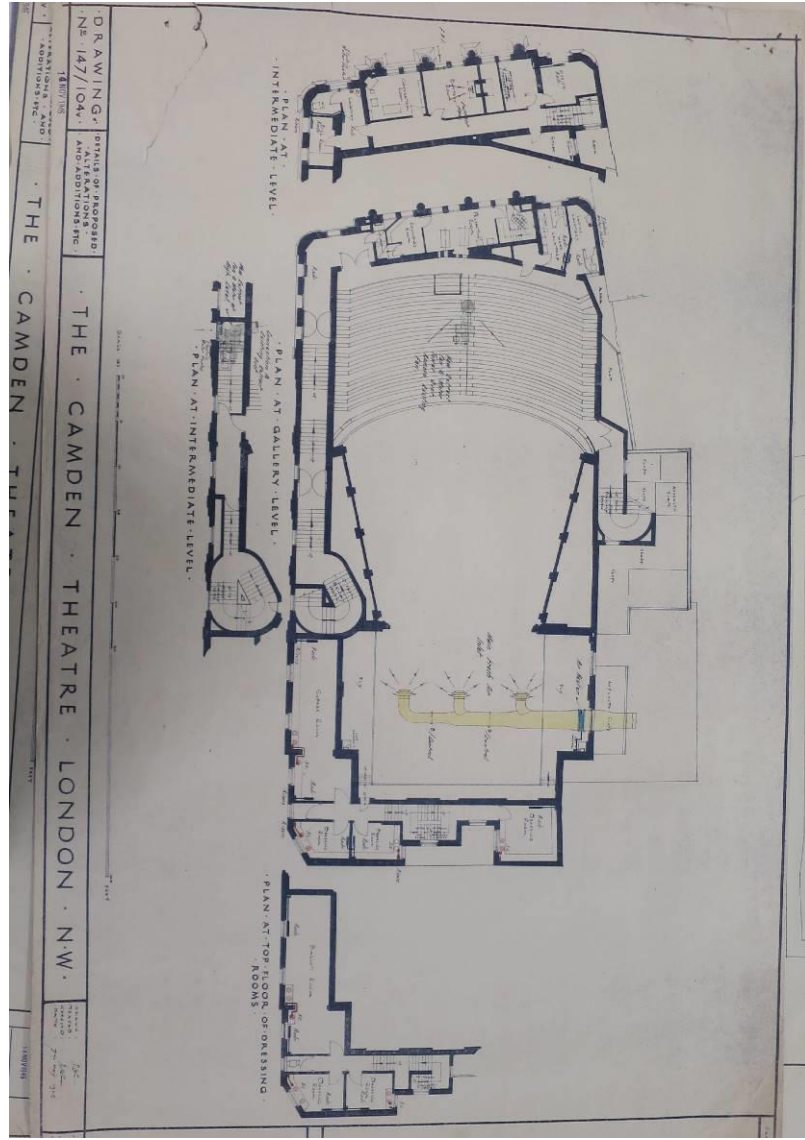


Figure 89: Intermediate Level

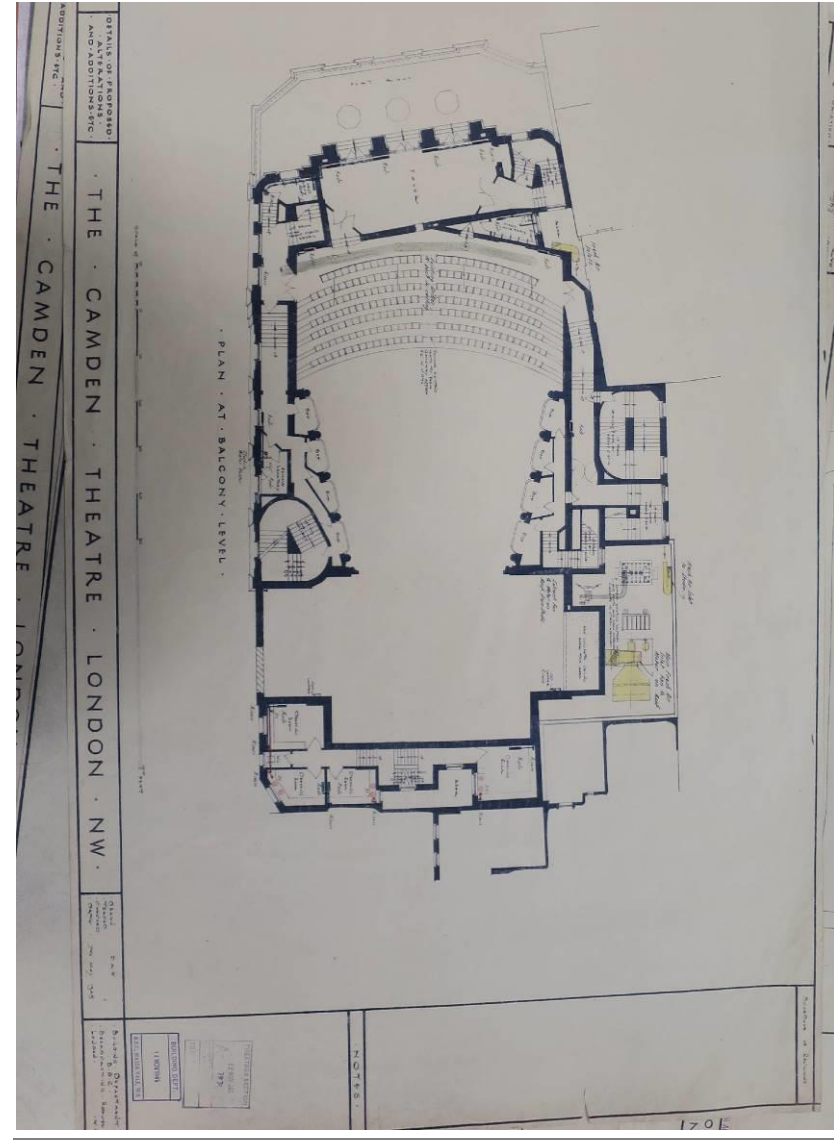


Figure 90: Balcony Level

Appendix 6: 1960 Drainage of Premises

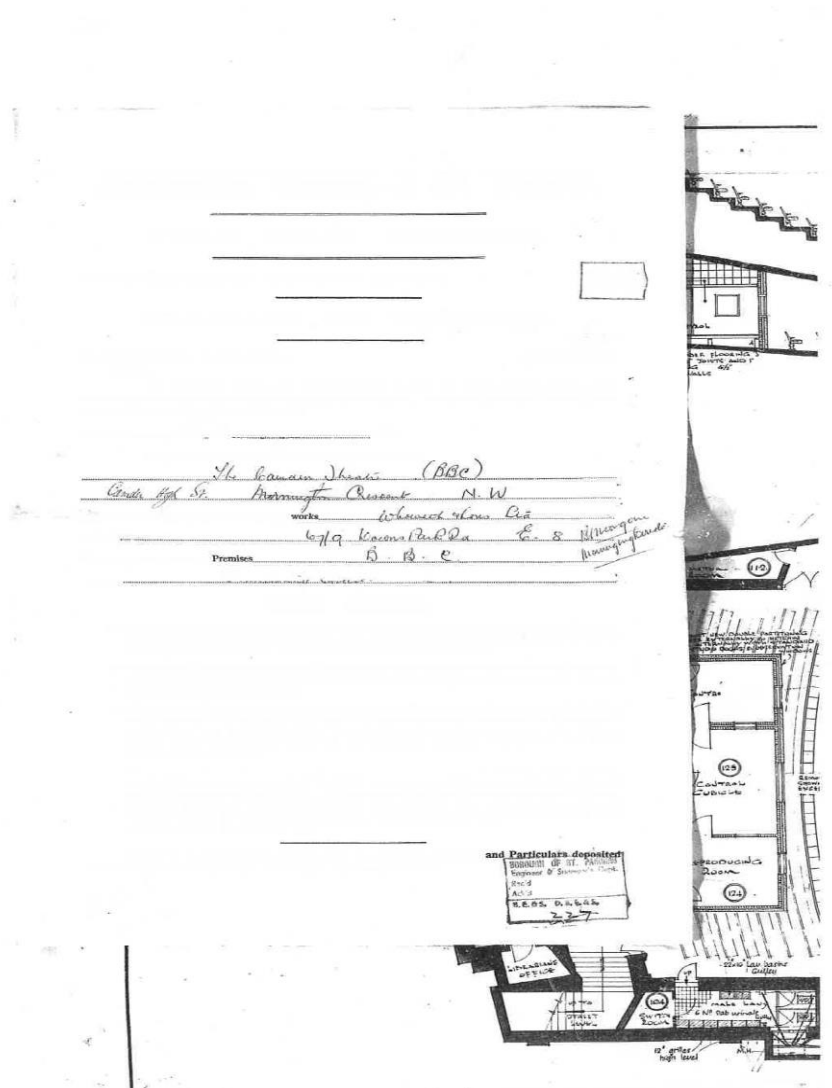


Figure 91: Drainage of Premises – 1960 - under ownership of the BBC

Appendix 7: Hope and Anchor Planning Documents

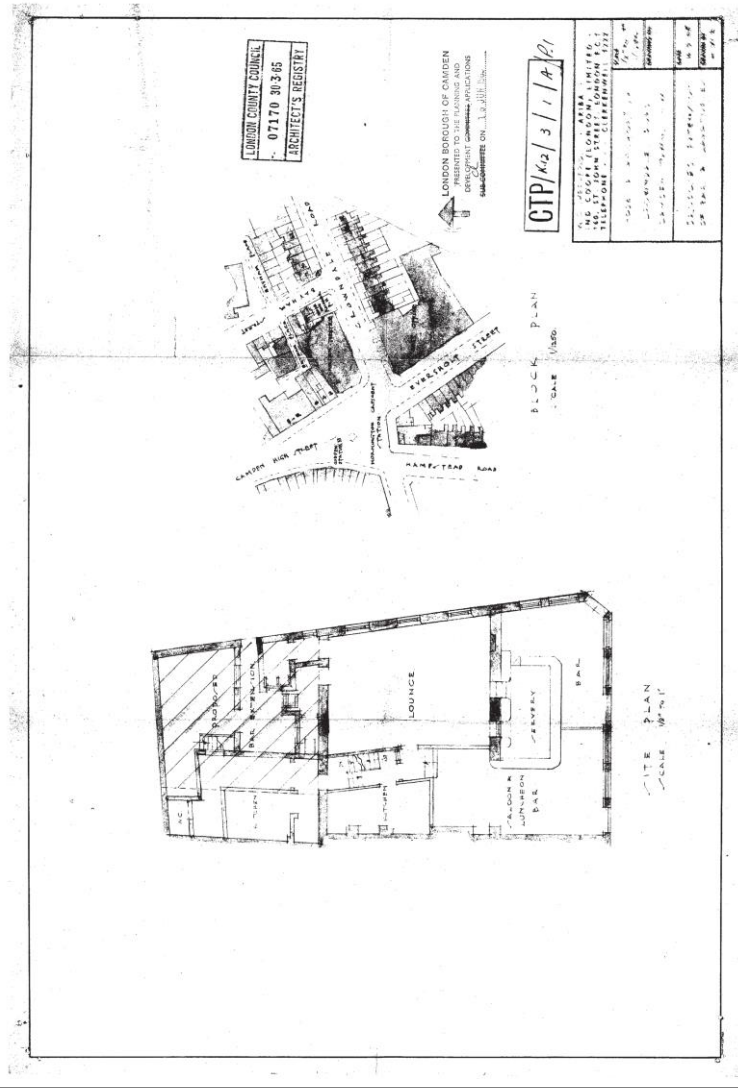


Figure 92: 1965 Planning application drawing of floor plan – proposal for a bar extension to the rear of the pub

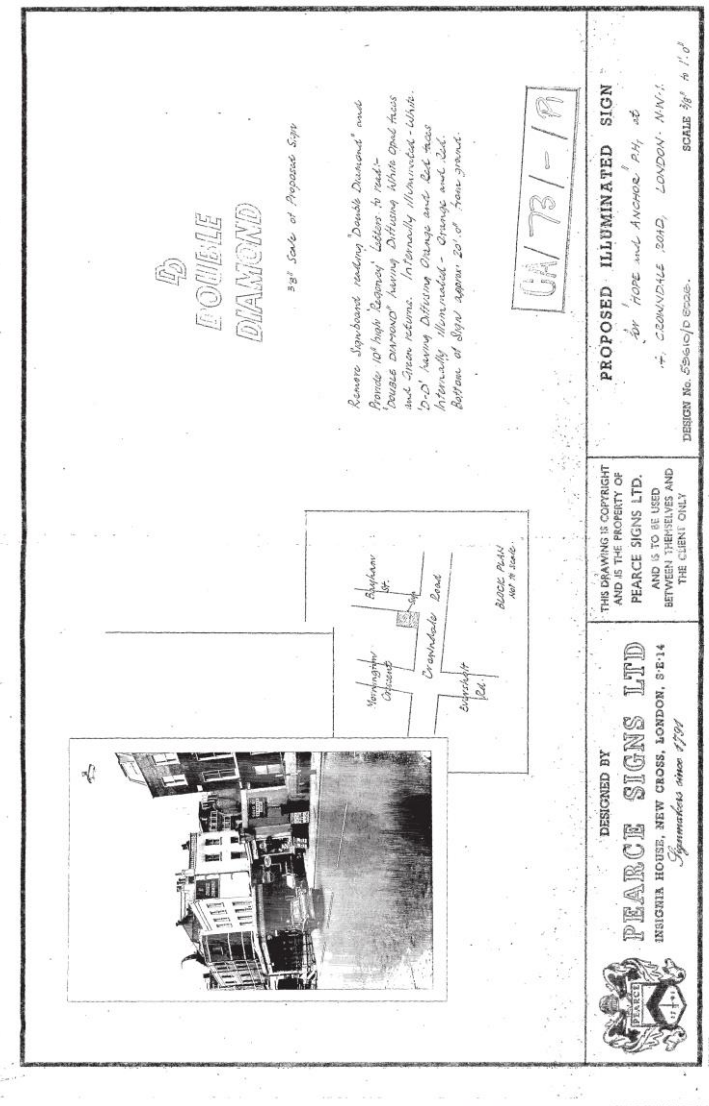


Figure 93: 1962 Planning Application to replace signage