

Mr. Nick Belsten  
Indigo Planning  
87 Chancery Lane  
London  
WC2A 1ET

Application Ref: **2016/6959/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

15 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted 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:

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 Tillet 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 following condition(s):

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

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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 Camden Local Plan 2017.

- 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).

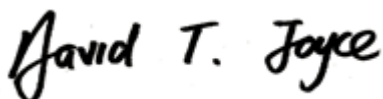
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for 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.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce  
Director of Regeneration and Planning