

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

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

21 November 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

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

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

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

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



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

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

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

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

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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

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

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Internal and/or external elevations as appropriate showing demolition and proposed new openings in the enclosing masonry of the stage-house and flytower at first-floor and above. To include details of any soundproofing to the flytower.
- b) Detailed drawings of the proposed cupola.
- c) Detail section and elevation drawings at 1:2 of all junctions between the proposed rooftop pavilion and glazed link with the historic fabric.
- d) Plans, elevations and sections, as relevant, to show the impact of any new penetrations, chasing or boxing of service runs associated with the solar PVs.

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

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

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

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

Informative(s):

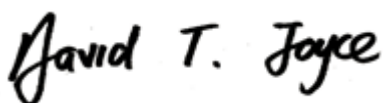
- 1 Reasons for granting listed building consent.

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

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce

Director of Regeneration and Planning