



Historic England

LONDON OFFICE

Mr David Peres Da Costa  
London Borough of Camden  
Development Management  
Town Hall  
Judd Street  
London  
WC1H 9JE

Direct Dial: 0207 973 3777

Our ref: L00695511

8 November 2017

Dear Mr Peres Da Costa

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015**

**Authorisation to Determine an Application for Listed Building Consent as Seen Fit**

**KOKO 1A CAMDEN HIGH STREET, HOPE & ANCHOR PH 74 CROWNDALE ROAD, 1 BAYHAM STREET AND 65 BAYHAM PLACE LONDON NW1 7JE  
Application No 2017/6058/P**

<i>Applicant:</i>	Hope Lease Limited
<i>Grade of building(s):</i>	II
<i>Proposed works:</i>	Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class Sui Generis) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street (façade retained) and 74 Crowndale Road (façades retained), including enlargement of basement and sub-basement, retention of ground floor and basement of Hope & Anchor PH (Class A4), change of use at 1st and 2nd floor from pub (Class A4) to private members club (Class Sui Generis), mansard roof extension to 74 Crowndale Road, creation of terraces at 3rd and 4th floor level, relocation of chillers and air handling unit to 3rd floor plant enclosure with additional plant (5x a/c condensers and 1 cooling unit) at roof level, erection of glazed canopy to Camden High Street and Crowndale Road elevation and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (Sui Generis).



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700  
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*Drawing numbers:* Drawings as approved  
*Date of application:* 27 October 2017  
*Date of referral by Council:* 30 October 2017  
*Date received by Historic England:* 30 October 2017  
*Date referred to CLG:* 8 November 2017

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.

Yours sincerely



**Claire Brady**  
Inspector of Historic Buildings and Areas  
E-mail: [claire.brady@HistoricEngland.org.uk](mailto:claire.brady@HistoricEngland.org.uk)

NB: This authorisation is not valid unless it has been appropriately endorsed by the Secretary of State.

The Secretary of State has considered  
the information given above and  
does not intend to require the  
application concerned to be referred  
to him.

Signed



Date

22/11/2017

Planning Casework Unit



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