



Application ref: 2017/6058/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 2 May 2018

Indigo Planning
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
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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 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).

Drawing Nos: Delivery and servicing management plan prepared by ADL Traffic Engineering dated October 2017; Transport statement prepared by ADL Traffic Engineering dated October 2017; Travel plan prepared by ADL Traffic Engineering dated October 2017; Economic Statement prepared by Indigo Planning dated October 2017; Statement of Community Engagement Addendum; Planning and Listed Building Statement

prepared by Indigo Planning dated October 2017; Heritage statement prepared by Stephen Levrant Heritage Architecture dated October 2017; Economic Viability Appraisal prepared by ULL Property dated 27th October 2017; Air quality Assessment prepared by RSK dated October 2017; Designing out Crime- Addendum -Option B (including access drawings); Appendix H - Drainage Strategy Report rev.02 prepared by Heyne Tillett Steel dated January 2018;; Overheating Analysis Koko Private Members' Club prepared by Eight Associates dated 11/08/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 21/12/2017; BREEAM 2014 Refurbishment & Fit Out prepared by Eight Associates dated 18.10.2017; BREEAM 2014 New Construction prepared by Eight Associates dated 18.10.2017; BREEAM Ecology report prepared by Eight Associates dated 23/10/2017; Biodiversity Management Plan prepared by Eight Associates dated 24/10/2017; Rapid Health Impact Assessment dated 31/08/17; Schedule of works Rev A prepared by Archer Humphryes Architects dated October 2017; Noise Emission Assessment prepared by Scotch Partners dated October 2017; GIA & GEA Area Schedule prepared by Archer Humphryes Architects dated 08/12/17; Operational Management Plan prepared by Indigo dated October 2017

Site location plan: AHA/KKC: EX/0002;

Existing drawings: AHA/KKC: EX/0001; GA/098; GA/099; GA/100; GA/101; GA/102; GA/103; GA/104; GA/105; GA/200; GA/201; GA/202; GA/203; GA/300; GA/301; GA/302; GA/304; EX/306;

Demolition drawings: AHA/KKC: DM/098 B; DM/099 B; DM/100 C; DM/101 B; DM/102 B; DE/103 A; DM/104 A; DM/106; DM/200; DM/201 A; DM/202 A; DM/203 A; DM/300; DM/301; DM/302; DM/303 B; DM/306

Proposed drawings: AHA/KKC: GA/001 A; GA/098 B; GA/099 B; GA/100 C; GA/101 C; GA/102 C; GA/103 A; GA/104 B; GA/105 C; PR/200 A; GA/201 B; GA/202 A; GA/203 B; PR/300; PR/301 B; PR/302; PR/303; PR/306; PR/309; PR/310; DET/500; DET/530; DET/580; PR 210; PR 211; PR 212; PR 213; GA/311; GA/100DDA

Supporting documents: Basement Impact Assessment prepared by RSK dated October 2017; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated 27/10/2017; Design and access statement prepared by Archer Humphryes Architects dated October 2017; Draft Construction Management Plan dated 17th October 2017; Daylight and Sunlight Report prepared by GVA dated October 2017;

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: EX/0002;

Existing drawings: AHA/KKC: EX/0001; GA/098; GA/099; GA/100; GA/101; GA/102; GA/103; GA/104; GA/105; GA/200; GA/201; GA/202; GA/203; GA/300; GA/301; GA/302; GA/304; EX/306;

Demolition drawings: AHA/KKC: DM/098 B; DM/099 B; DM/100 C; DM/101 B; DM/102 B; DE/103 A; DM/104 A; DM/106; DM/200; DM/201 A; DM/202 A; DM/203 A; DM/300; DM/301; DM/302; DM/303 B; DM/306

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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 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum that can be achieved Amber noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 Façade Glazing - glare

Prior to the commencement of the relevant part 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.

- 7 Mechanical Ventilation

Prior to the commencement of works on the relevant part of the development, 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 policy CC4 of the London Borough of Camden Local Plan 2017 and policy 7.14 of the London Plan.

- 8 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 and CC4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of the relevant part of the development, full details of a biodiverse, substrate-based extensive living roof, of a minimum area size 45.08m², shall be submitted to and approved in writing. The design, planting and maintenance scheme should be informed by the BREEAM Ecology Report 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 averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m² and a minimum of 24 native plant species. E. Details of additional habitat structures, including at least one deadwood loggery. 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. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and climate change adaptation in accordance with policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 Designing out Crime

Before the first occupation of the development, the security details as set out Designing out crime 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.

11 Sustainable urban drainage:

The sustainable drainage system as per the approved Drainage Strategy Report Rev.02 prepared by Heyne Tillett Steel dated January 2018 shall be designed in detail and installed as part of the development 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 to achieve a 50% reduction in run-off rate for the new build elements. The system shall include 9 m³ attenuation in the form of approximately 280 m² blue roofs and approximately 45 m² green roof, and flow control provision, as stated in the approved drawings and 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 CC2 and CC3 of the London Borough of Camden Local Plan 2017.

12 Prior to commencement of works on the relevant parts of the 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.

13 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.

14 The cycle store for 10 cycles hereby approved shall be provided in its entirety prior to the first occupation of the development, 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.

- 15 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.

- 16 No music shall be played in the rooftop bar and restaurant or private members club 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.

- 17 Sky lobby soundproofing

Prior to the commencement of the relevant part 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.

- 18 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.

- 19 The 3rd floor 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.

- 20 The external noise level emitted from entertainment at the private members club and public house use hereby approved shall meet the minimum that can be achieved by Amber noise criteria set in The Camden Local Plan, Table D at the nearest and/or most affected noise sensitive premises.

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.

- 21 Air Quality Measurements

Prior to the commencement of development, details of air quality measurements shall be submitted to and approved by the local planning authority in writing. These shall include:

A) short-term measurements for NO₂ and PMs and/or producing estimates from annual means using approved estimation methodology including consideration of exposure and possible mitigation measures for future building occupants and visitors queuing outside the property. This shall include details of any mitigation recommended. Any mitigation required shall be implemented before the use commences and shall be maintained thereafter.

B) Transport emissions and Transport Emission Benchmarks calculated according to the methodology document 'Air Quality Neutral Planning Support Update: GLA 80371' (Apr 2014), taking account of all the uses within the development hereby approved, to show compliance with Air Quality Neutral.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 22 London Underground Infrastructure

None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent) to include measures to prevent and minimise the potential for damage to London Underground infrastructure, have been submitted to and approved in writing by the local planning authority in consultation with London Underground Infrastructure Protection. Any development must be undertaken in accordance with the terms of the approved construction

method statement.

Reason: In order to protect London Underground Infrastructure in accordance with Policy T3 of the London Borough of Camden Local Plan 2017.

23 Air Source Heat Pumps

Prior to commencement of works on the relevant parts of the development, detailed plans showing the location and extent of air source heat pumps and associated equipment 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 heat pumps 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 policy CC1 of the London Borough of Camden Local plan 2017.

24 Landscape including biodiversity enhancements:

Prior to the commencement of the relevant part of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Such details shall include native planting for biodiversity to enhance local opportunities for wildlife, in line with recommendations in the BREEAM Ecology Report. Further guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, and to enhance biodiversity in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

25 The Hope and Anchor PH shall not be open to members of the public between 24:00 hours and 07:00 hours Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2 and TC4 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 £33,650 (673sqm x £50) for Mayoral CIL and £20,190 (673sqm 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.
- 7 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing

wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

- 8 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 9 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 10 The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
- 11 Surface Water Drainage - Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
- 12 Biodiversity Data Informative:
You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

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

