

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

Application Ref: **2017/6070/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

2 May 2018

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 to provide pub at ground floor and private members club 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, 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 at roof level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club, minor reconfiguration to circulation space within Koko, conversion of Koko dome to private bar, erection of glazed canopy to Camden High Street and Crowndale Road elevation and refurbishment and restoration of Koko.

Drawing Nos: Supporting documents: Planning and Listed Building Statement prepared by Indigo Planning dated October 2017; 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; Heritage statement prepared by Stephen Levrant Heritage Architecture 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

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 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

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

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

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 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.

- e) Details of internal acoustic separation between new mechanical plant and services and the flytower and stage house

- f) Detailed plan and elevation drawings with sections at 1:2 of the proposed glazed canopy to the theatre frontage

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 site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

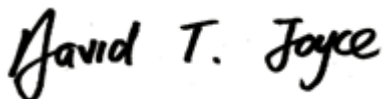
The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, with particular regard to policy D2 (Heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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