

Mr D Peres Da Costa
London Borough of Camden
2nd Floor,
5 Pancras Square
London
N1C 4AG

By Planning Portal (ref. PP-07214777)

17 August 2018

let.003.JB.DP.E18-871

Dear David

THE HOPE PROJECT, CAMDEN, LONDON, NW1

We submit an application on behalf of the Hope Lease Limited for minor material amendments to planning permission ref. 2017/6058/P, which was granted by the London Borough of Camden on 2 May 2018.

The original planning permission granted planning permission for:

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).

This application, under s73 of the Town and Country Planning Act 1990 proposes:

Variation of Condition 3 of 2017/6058/P in order to make minor material amendments to the development comprising: extension of basement and sub-basement, together with minor external alterations.

An accompanying application for a fresh Listed Building Consent has been submitted under ref. PP-07214783.

Application material

This planning application, submitted via the Planning Portal, comprises:

- a) Application form
- b) CIL form
- c) Site location plan
- d) Amended plans, elevations and sections prepared by Archer Humphryes Architects
- e) Updated Structural Methodology Statement and associated drawing package prepared by Heyne Tillett Steel
- f) Addendum Design and Access Statement prepared by Archer Humphryes Architects

The application fee of £234 has been paid via the Planning Portal.

Approved and proposed drawings

The approved and proposed drawings are listed in the table below:

Drawing title	Reference of approved	Reference of proposed
Location Plan	EX/0001	No change
Existing Site Plan	EX/0002	No change
Proposed Site Plan	GA/001	No change
Proposed Sub Basement Plan	GA/098 Rev. B	GA/098 Rev. F
Proposed Basement Plan	GA/099 Rev. B	GA/099 Rev. H
Proposed Ground Floor Plan	GA/100 Rev. C	GA/100 Rev. F

Proposed First Floor Plan	GA/101 Rev. C	GA/101 Rev. G
Proposed Second Floor Plan	GA/102 Rev. C	GA/102 Rev. H
Proposed Third Floor Plan	GA/103 Rev. A	GA/103 Rev. I
Proposed Fourth Floor Plan	GA/104 Rev. B	GA/104 Rev. G
Proposed Roof Plan	GA/105 Rev. C	GA/105 Rev. D
Proposed Front Elevation	PR/200 Rev. A	PR/200 Rev. C
Proposed Crowndale Road Elevation	GA/201 Rev. B	PR/201 Rev. D
Proposed Bayham Street Elevation	GA/202 Rev. A	PR/202 Rev. D
Proposed Bayham Place Elevation	GA/203 Rev. B	PR/203 Rev. D
Proposed Section AA	PR/300	PR/300 Rev. D
Proposed Section BB	PR/301 Rev. B	PR/301 Rev. B
Proposed Section CC	PR/302	PR/302 Rev. B
Proposed Section DD	PR/303	PR/303 Rev. D

Proposed Section FF	PR/306	PR/306 Rev. A
Proposed Section JJ	PR/309	PR/309 Rev. B
Proposed Section KK	PR/310	PR/310 Rev. B
Proposed Section GG	GA/311	PR/311 Rev. C

Proposals

By way of background, planning permission and listed building consent was granted in November 2016 under refs. 2016/6959/P and 2016/6960/L, respectively, for a double basement for storage and equipment together with a 32-bedroom hotel. Following the approved hotel scheme, planning permission and listed building consent was granted on 2 May 2018 under refs. 2017/6058/P and 2017/6070/L, respectively, for a private members club which sought a reduced basement footprint.

Following an intensive appraisal of the approved scheme, minor amendments affecting the interior and external elevations of the development are now proposed; including alterations to the approved basement and sub-basement. The extended basements will serve as a crucial component for the operations of the private members club and Hope and Anchor public house.

We set out below the minor amendments sought in further detail below, which should be read in conjunction with the enclosed 'Justification of Works Statement' prepared by Archer Humphryes Architects, which serves as an Addendum to the previously approved Design and Access Statement.

1. Extension of the Basement and Sub-Basement

The alterations to the approved basement and sub-basement will comprise a minor extension of floorspace, but these will serve as a crucial component for the operations of KOKO and the private members club.

The extended basement will house the walk-in fridge and freezer, together with the wine cold room serving the development; whereas the amp store, general storage and KOKO production office will relocate to the extended sub-basement, which will allow KOKO operations such as the drinks compactor to locate closer to the nightclub element of the scheme.

2. Reconfigured Mechanical Strategy

This consists of new mechanical plant for the cooling systems at the extended basement, and the reconfiguration of the existing air handling strategy to provide

ventilation to habitable areas at the ground floor. The latter will require the installation of 3 No. discreet fresh air grilles to the Crowndale Road elevation.

The cooling plant will facilitate the new basement fridges and freezer, and will be housed within a purpose-made area within the current bin store on the ground floor. This will require the installation of a metal powder-coated acoustic louvre at Bayham Place, which will match the colour and form of the existing ventilation grilles at this façade. The acoustic louvre will ensure that the scheme remains compliant with the noise parameters agreed as part of planning permission 2017/6058/P.

3. Replacement of Hope and Anchor Free House Timber Sash Windows

This is proposed to occur at the first and second floors to match the existing mouldings, design and finish. It is proposed to upgrade from the existing decaying timber to painted double glazed units to fit within new timber sash frames to enhance the contribution these elements make to the character of the conservation area.

4. Replacement of Bayham Street Timber Sash Windows

The timber sash windows at first and second floors are in poor condition, similar to those at the Hope and Anchor. It is proposed to remove and replace these with identical new timber sash windows. The new timber sash windows are to match the existing design and mouldings. Window openings will also be relocated to align with internal floor levels, with infilling consisting of reclaimed bricks from the consented demolition of the upper parapet wall.

The proposed minor amendments will further support and benefit the operations and end users of both KOKO and the approved private members club. These alterations further affirm the vision to provide one of Camden's most distinctive cultural assets.

Conclusions

The committee report for 2017/6058/P concluded that the scheme was considered to be acceptable as it provides the following:

- A mix of uses that would complement and enhance Koko as a leading cultural attraction;
- The provision of a private members club in a highly accessible location within the Camden Town 'town centre';
- Multiple heritage benefits to the historic theatre;
- Historic spaces would be brought back into use, notably at the Fly Tower, with minimal cost to heritage;
- The proposed rooftop pavilion would sit comfortably among the surrounding parapets and would be subservient to the existing elaborate roofline;
- The internal heritage benefits in access, restoration and reinstatement contained in the previous consent (2016/6959/P) are retained in the new proposals, while the harm to the fabric and historic volumes of the listed

building are reduced such that there would be no residual harm to the listed building arising from the proposals;

- Well-detailed and legibly modern extensions or contextual infills and replacements would be added, ceding precedence to the surviving historic structures, and reducing the massing and visual impact of the new fabric overall;
- The badly compromised positive contributor to be demolished would, as before, be replaced with a high-quality building which, subject to details, would reinstate its contribution of light-industrial character and vernacular architectural appearance to the contribution area;
- The current scheme would represent no material difference in terms of impact on daylight as compared to the scheme approved 15/11/2017 (planning ref: 2016/6959/P); and
- Neighbouring amenity would be protected.

All the above conclusions remain valid with the amended scheme.

We trust that this submission provides you with sufficient information to validate and determine the planning application. Please do not hesitate to get in touch if you require any additional information.

We look forward to discussing this application with you over the coming weeks.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jamie Bryant', written in a cursive style.

Jamie Bryant

Enc: As listed above