

London Borough of Camden
Camden Town Hall
Judd Street
London
WC1H 9JE

By Planning Portal (ref. PP-07214783)

17 August 2018

let.002.JB.AS.E18-871

Dear Sir/Madam

THE HOPE PROJECT, CAMDEN, LONDON, NW1

On behalf of our client, the Hope Lease Limited, we are pleased to submit an application for Listed Building Consent for:

Extension of basement and sub-basement, together with minor internal and external alterations throughout 1A Camden High Street (KOKO).

The application has been submitted online via the Planning Portal under ref. PP-07214783. In this instance, a payment is not required for this application.

In addition to this covering letter, the application package comprises:

- Completed and signed application forms and certificates, prepared by Indigo Planning;
- Site locations plans, prepared by Archer Humphryes Architects (AHA);
- General arrangement plans, prepared by AHA;
- Section drawings, prepared by AHA;
- Detailed drawings, prepared by AHA;
- Schedule of works, prepared by AHA;
- Design and Access Statement Addendum, prepared by AHA;
- Structural Methodology Statement and associated drawing package, prepared by Heyne Tillet Steel (HTS) (to follow under separate cover owing to file size); and
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture

Proposal and Justification

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, and include:

- Alterations to the approved basement and sub-basement, comprising a minor extension of floorspace. The extended basements will serve as a crucial component for the operations of the private members club and Hope and Anchor public house.
- 3 No. new louvres to be installed at the ground floor of Crowndale Road
- New location for the pile foundations, which will be offset at 700mm from the listed building to minimise impact (see detailed drawings prepared by HTS).
- Minor alterations to the Bayham Place service entrance, which include an additional louvre and ventilation grilles at ground floor level.
- Windows to the Hope and Anchor Public House to be replaced with slimline double glazing. Windows will match as per previous existing and will include accurately replicated glazing bar profiles, patterns and horns.
- Window openings to 1 Bayham Street façade to be adapted to coincide with the internal floor levels. Mouldings and timber window frame design to match the existing, and new windows to be double glazed.
- Minor reconfiguration of the internal layout at first and second floors in the area north of the auditorium to accommodate a louvre for plant ventilation.
- Minor reconfiguration of the first-floor kitchen to accommodate an enlarged 'cold store'.
- Minor alteration to the door between the function room and the 'artists gallery' at first floor with the existing double door changed to a single acoustic door.
- The fenestration doors in the Sky Lobby at fourth floor to be altered from sliding to folding doors.
- Minor alterations to the fourth-floor terrace, including relocation of new steps, additional riser and increase in wall depth by 1.5 bricks (refer to 4.8 in AHA drawing package).

- The core that accommodates plant at fourth floor to be slightly extended.

Please refer to the enclosed package of information for further details.

Impact Assessment Summary

Impact to the existing fabric is limited to the sub-basement and basement, which are located within the listed Camden Palace Theatre (KOKO), and will not impact the perception of the space or the original layout. These proposals are subject to a Minor Material Amendment application, which has been submitted with this application.

The extended sub-basement will not be visible from any of the spaces that are of historic interest; and in terms of layout, is set away from the listed building. Impact on the listed building in terms of historic interest is therefore negligible. Impact on the historic fabric is also negligible, as the pile foundations will be offset from the listed building.

The amendments sought within the listed building are all minor and are located within areas of low significance. There will be some minor removal of fabric where the new louvres are to be located. This will impact the historic fabric and will be visible from the public realm; however, due to their size and location their visual impact is mostly negligible. This element facilitates the function and operation of the wider building, providing necessary ventilation that is critical to maintaining acceptable levels of air quality for the building's occupants, and for ensuring that equipment is kept at the required temperatures.

The proposed external alterations are minor, and impact on the heritage and townscape is considered to be negligible and hardly visible from the public realm compared to the approved scheme.

The replacement of the windows to the unlisted Hope and Anchor will be like-for-like in their glazing pattern, glazing bar profile and materials. Whilst the glazing will be double, the overall fenestration, configuration and materiality will be retained. The replacement windows will thus be in keeping with the historic character of the building and conservation area. This alteration is sought to improve acoustic performance.

The proposed alterations to the interior of the listed building are de-minimis and will not adversely impact the special interest of the building.

We trust that these changes are clearly outlined, but if you have any queries on the amendments proposed, please do not hesitate to contact me. In the meantime, we look forward to receiving confirmation of the registration and validation of the application.

Yours faithfully

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

Jamie Bryant

Enc: As listed above