

Protecting theatres for everyone



Ref.: TC/2003

08 October 2018

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By e-mail: planning@camden.gov.uk;

Applications: 2018/4035/P & 2018/4037/L

Site: Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place London NW1 7JE

Proposals: Variation of condition 3 (approved plans) of planning permission 2017/6058/P dated 02/05/2018 (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 SG) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street, and 74 Crowndale Road (façades retained), including enlargement of basement / sub-basement, mansard roof extension (74 Crowndale Road), creation of terraces and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (SG)), namely to allow enlargement of basement and sub-basement, 3 fresh air grilles to Crowndale Road elevation, acoustic louvre to ground floor of Bayham Place (to serve plant room below) and other minor external alterations; &

Amendment to previously consented scheme (ref: 2017/6058/P dated 02/05/2018) namely to allow enlargement of basement and sub-basement, 3 fresh air grilles to Crowndale Road elevation, acoustic louvre to ground floor of Bayham Place (to serve plant room below), alteration to door between function room and 'artists gallery' at first floor, replacement of sliding with folding doors to Sky Lobby, alterations to the fourth-floor terrace and other minor alterations..

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include

Theatres Trust

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Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697

'development involving any land on which there is a theatre'.

Comment:

Thank you for contacting the Trust regarding these variations to conditions and amendments to the previously consented scheme (2017/6058/P). The Trust is generally comfortable with these further alterations, although we retain some areas of concern and have some comments to make as set out below.

We have no objections to the further piling around Bayham Street which enlarges the sub-basement/basement space, as it does not appear to affect the flow around the basement or have impact on the operation of the theatre. We would however note that the Production Office, which is now at that level, could benefit from some natural light.

On the ground floor, we welcome the shift of the AV/IT room and the pantry following our previous comments. The ground floor bar within Koko has now been reverted back to a production area, which isn't necessarily a problem and may work better operationally but is an example of an amendment that has not been identified on the plans. More significantly, we have previously raised comments on accessibility to the disabled toilet stage right as it appears to require some stairs to reach it, therefore this should be further reviewed.

A significant amendment on the first floor is the loss of a staircase to the Bayham Place elevation. We assume this would not result in the loss of a feature of heritage significance, and also that this is acceptable from an evacuation perspective and would not lead to a reduction in capacity at Koko.

We would further reiterate previous comments regarding the plant enclosure being fitted with appropriate acoustic lining to ensure Koko is protected from vibrational and airborne sound.

In conclusion we recommend the granting of planning permission and listed building consent but recommend that areas of concern outlined above are resolved or clarified.

Please contact us should you wish to discuss this representation further.

Yours sincerely,

A black rectangular box used to redact the signature of Tom Clarke.

Tom Clarke MRTPI
National Planning Adviser