

Application ref: 2018/1677/P
Contact: David Peres Da Costa
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Date: 13 December 2018

Development Management
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Indigo
Aldermay House
10-15 Queen Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal: Details of windows and doors, CCTV cameras, landscaping screens to terraces, façade glazing, mechanical ventilation system, air quality monitors, biodiverse roof, photovoltaic cells, piling method statement, soundproofing, air quality measurements, construction method statements and air source heat pumps required by condition 4, 6, 7, 8, 9, 12, 13, 17, 21, 22 and 23 of planning permission 2017/6058/P dated 22/02/2018 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 Sui Generis) on upper floors, mansard roof extension to 74 Crowndale Road, creation of terraces at 3rd and 4th floor 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: Bauder PE Foil Separation Layer specification sheet; Bauder Pro-Mat specification sheet; Bauder Vegetation for Extensive & Biodiverse Green Roofs; Bauder Xero Flor XF118 UK Native Species Wildflower Blanket specification sheet; Heritage Patent Glazing System; Submission for condition 4 and 9 dated 22/03/18; Shell & Core Acoustic Strategy Report prepared by Scotch Partners dated 26/01/18; Submission for condition 17 dated 21/03/18; Asset Location Search prepared by

Thames Water dated 31/03/16; Letter prepared by London Underground dated 6/4/18; S-E100 Rev T; S-M200 Rev T; S-M201 Rev T; S-M202 Rev T; S-M203 Rev T; S-M204 Rev T; S-M206 Rev T; 1444 P100 Rev T2; Temporary Works & Construction Sequence prepared by Heyne Tillett Steel; Air Quality And Dust Management Plan prepared by Southdowns dated April 2018; Air Quality Assessment Addendum prepared by Southdowns dated April 2018; Acoustic performance data for guardian glass; Submission for condition 6 prepared by Archer Humphryes Architects dated 23/03/18; AHA/ KKC /DET: 500; 530 rev T2; 585; 605; 606; 611; 612; 660; 661; 662; 663; 665; 666; 667; 668 rev B; 669; 670; 671; 690; 586; 564 rev A; 565 rev A; AHA/ KKC/PL: 606; 600; 610 rev A; 611 rev A; 612 rev A; AHA/ KKC/PR/: 905 rev B; 908 rev A; Bauder DSE40 Drainage and Protection Layer specification sheet; General Maintenance Information Bauder Biodiverse Systems; Bauder Extensive Substrate specification sheet; Bauder Filter Fleece specification sheet; Bauder FSM600 Protection Mat specification sheet; Technical Note: KOKO Noise and Air Quality monitoring equipment prepared by Southdowns dated 11/07/18; Statement for planning condition 17 prepared by Scotch Partners dated 07/06/2018

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting permission

Detailed drawings, or samples of materials: The proposed details would safeguard the appearance of the host property and the character of the immediate area.

Façade Glazing: The submitted details specify the mitigation measures to minimise light trespass, glare and sky glow from the venue. The note also provides details of the proposed internal lighting which is designed to prevent spillage. The details would safeguard the amenities of the adjoining premises and the area generally.

Mechanical Ventilation: The fresh air supplies have been adequately positioned away from the potential emissions sources (main road, gas flue, exhaust outlets etc.). -The details demonstrate the amenities of future occupiers would be safeguarded.

Air quality monitoring: The air quality monitoring locations and the rationale behind it are considered appropriate. The details demonstrate the amenities of the adjoining premises and the area generally would be safeguarded.

Living roof: The drawings show variable substrate levels to provide more micro-habitat diversity and logs would be grouped together to provide an acceptable wildlife habitat. The measures would take sufficient account of biodiversity and climate change adaptation.

Photovoltaic cells: The PV Panels Plan show 13 solar PV panels located on the flat roof with a total area of 49sqm. The data implies a reduction of 2 panels. While the reduction is not significant the applicant should pursue all opportunities to maintain the original number of panels during the final design and installation process. An informative would be included in the decision

notice to remind the applicant of this. The submitted details demonstrate the development would provide adequate on-site renewable energy facilities.

Piling method statement: The details submitted demonstrate the existing below ground public utility infrastructure would be safeguarded.

Sky lobby soundproofing: The submitted details are considered sufficient to safeguard the amenities of the adjoining premises and the area generally.

Air Quality Measurements: The submission confirms that the development would meet the Air Quality Neutrality requirement. In terms of short term exposure, mechanical ventilation is proposed. Mobile live bamboo screening would reduce short-term exposure to excess concentrations for queuing customers. This would be a positive and sustainable measure (which also removes pollutants). The submitted details demonstrate the amenities of the adjoining premises and the area generally would be safeguarded.

London Underground Infrastructure: The submitted details demonstrate that London Underground Infrastructure would be protected.

Air Source Heat Pumps: The development would provide adequate on-site renewable energy facilities.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received and was taken into account. This was an objection to the parent application rather than the details being assessed.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special regard has been attached to the desirability of preserving the character or appearance of the conservation area and preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2, T3, A1, A3 and A4 of the Camden Local Plan 2017.

- 2 You are reminded that condition 24 (Landscape including biodiversity enhancements) of planning permission granted on 22/02/2018 ref: 2017/6058/P is outstanding and requires details to be submitted and approved.
- 3 Based on the approved Energy Statement the submitted data implies a reduction of 2 PV panels @250Wp, or 0.5 kWp from the original total 3.75 kWp design capacity. You are advised to pursue all opportunities to maintain the original number of PV panels during the final design and installation process.
- 4 The 30deg PV panel angle is considered high for flat roof mounting. You

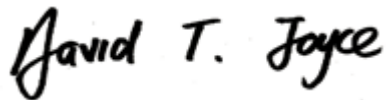
should therefore ensure that the relevant wind lift calculations have been done by a suitably qualified engineer to verify the structural acceptability of the layout and angle.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning