

Address:	Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place London NW1 7JE		5
Application Number:	2017/6058/P	Officer: David Peres Da Costa	
Ward:	Regent's Park		
Date Received:	27/10/2017		
Proposal: 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).			

Background Papers, Supporting Documents and Drawing Numbers:

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

Supporting documents: 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; Draft Construction Management Plan dated 17th October 2017; Daylight and Sunlight Report prepared by GVA dated October 2017; Delivery and servicing management plan prepared by ADL Traffic Engineering dated October 2017; Transport statement prepared by ADL Traffic Engineering dated October 2017; Travel plan prepared by ADL Traffic Engineering dated October 2017; Economic Statement prepared by Indigo Planning dated October 2017; Statement of Community Engagement Addendum; Planning and Listed Building Statement prepared by Indigo Planning dated October 2017; Heritage statement prepared by Stephen Levrant Heritage Architecture dated October 2017; Economic Viability Appraisal prepared by ULL Property dated 27th October 2017; Air quality Assessment prepared by RSK dated October 2017; Designing out Crime- Addendum –Option B (including access drawings); Appendix H – Drainage Strategy Report rev.02 prepared by Heyne Tillett Steel dated January 2018;; Overheating Analysis Koko Private Members' Club prepared by Eight Associates dated 11/08/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 21/12/2017; BREEAM 2014 Refurbishment & Fit Out prepared by Eight Associates dated 18.10.2017; BREEAM 2014 New Construction prepared by Eight Associates dated 18.10.2017; BREEAM Ecology report prepared by Eight Associates dated 23/10/2017; Biodiversity Management Plan prepared by Eight Associates dated 24/10/2017; Rapid Health Impact Assessment dated 31/08/17; Schedule of works Rev A prepared by Archer Humphryes Architects dated October 2017; Noise Emission Assessment prepared by Scotch Partners dated October 2017; GIA & GEA Area Schedule prepared by Archer Humphryes Architects dated 08/12/17; Operational Management Plan prepared by Indigo dated October 2017

Council's background papers: Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Independent Viability Review prepared by BPS dated February 2018

RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section106 legal agreement

Related Application

Date of Application:

27/10/2017

Application Number:	2017/6070/L	6
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.		
RECOMMENDATION SUMMARY: Grant conditional listed building consent		
Applicant: Hope Lease Limited		Agent: Indigo Planning
c/o agent		Aldermay House 10-15 Queen Street London EC4N 1TX

1 ANALYSIS INFORMATION

Land Use Details:				
	Use Class	Use Description	Floorspace (GEA)	Floorspace (GIA)
Existing	D2	Assembly and Leisure	3,723m ²	3,391m ²
	B1	Office	387m ²	337m ²
	A4	Drinking establishments	610m ²	543m ²
Proposed	D2	Assembly and Leisure	3,165 m ²	2,905m ²
	A4	Drinking establishments	365 m ²	341m ²
	Sui Generis	Private members club	1,889 m ²	1,698m ²
	TOTAL INCREASE		+699 m ²	+673m ²

OFFICERS' REPORT

Reason for Referral to Committee: Major development involving the construction of more than 1000 sq. mtrs of non-residential floorspace and the demolition of a building which is considered to make a positive contribution to the conservation area

1. SITE

- 1.1. The site is bounded by Camden High Street to the east, Crowndale Road to the south, Bayham Street to the west, and Bayham Place to the north. It comprises Camden Palace "(KOKO)", the Hope and Anchor Public House (74 Crowndale Road), 1 Bayham Street and 65 Bayham Place.
- 1.2. The site falls within the Camden 'Town Centre' and the Camden Town Conservation Area. The Public House, 1 Bayham Street and 65 Bayham Place are all identified as positive contributors in the Camden Town Conservation Area Appraisal. The Camden Palace Theatre (Koko) is Grade II listed. The listing description states the theatre was built in 1900-1 and was designed by WGR Sprague with decoration by Waring & Gillow. It has a symmetrical facade in Baroque pastiche style with Stucco front and a large copper dome. There is an article 4 direction covering the area which removes permitted development rights for the change of use of a building from offices Class B1a to dwellinghouses C3.
- 1.3. The Hope and Anchor PH has an A4 use, and 1 Bayham Street and 65 Bayham Place has a B1 office use but all have been unoccupied for some time. The Hope and Anchor operated until late 2013 and 1 Bayham Street and 65 Bayham Place have permission (prior approval) for conversion to residential. Whilst the conversion was not completed, the premises have been stripped out of internal fixtures and fittings. The purchase of the property by the applicant has prevented further conversion. The prior approval is subject to the condition of the Town and Country Planning (General Permitted Development) Order 2015 that it must be completed within a period of 3 years starting with the prior approval date (31/03/2015).
- 1.4. The area is characterised by a variety of building sizes and uses, including mixed use (business, retail and residential) buildings of up to six storeys. Opposite Koko, the Crowndale Centre occupies the corner of Eversholt Street and Crowndale Road. It is a large Edwardian former Post Office building, converted to offices. The nearest residential properties are 3 Bayham Street and 46 Bayham Place; 48-56 has permission for conversion to residential which is in the process of being implemented. There is a residential terrace on the opposite side of Crowndale Road (31-53 Crowndale Road) which is Grade II Listed.

2. THE PROPOSAL

- 2.1. Planning permission was granted 15/11/2017 for 'Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building with basement to provide 32 bedroom hotel (Class C1) following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) including change of use at 1st and 2nd floor of 74 Crowndale Road from pub (Class A4) to hotel (Class C1), mansard roof extension to 74 Crowndale Road, retention of ground floor of Hope & Anchor PH (Class A4), conversion of flytower to ancillary recording studio and hotel (C1), creation of terraces at 3rd and 4th floor level and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel (C1)' (planning ref: 2016/6959/P).

This application differs from the previous application in that rather than a hotel, a private members club is proposed. The current proposal also involves significantly less basement excavation and the existing basement and sub-basement would only be marginally enlarged. In addition the current application involves the relocation of chillers and air handling unit to a third floor plant enclosure with additional plant (5x a/c condensers and 1 cooling unit) at roof level. There would be a reduction in the overall volume of the fourth-floor core structure above the Bayham Street/ Bayham Place corner and the massing would be reduced on the Bayham Place elevation.

- 2.2. In detail, the application seeks a change of use from offices (Class B1) at 65 Bayham Place and 1 Bayham Street and the erection of a 5 storey building to provide pub at ground floor and private members club (Class Sui Generis) on the upper floors. This would involve the demolition of 65 Bayham Place and part of 1 Bayham Street. The façade of 1 Bayham Street would be retained. In addition, the proposal includes a glazed extension above the roof of Koko to provide a restaurant and bar to the private members club ('Sky Lobby'), and conversion of the Koko dome to a private bar for patrons of Koko and the private members club. The glazed extension would measure approximately 14.6m by 17.2m and would be 4.3m high. As the structure would sit above the existing roof (on a raised platform), the top of the glazed roof would be 6.16m above the existing roof.
- 2.3. The Hope and Anchor, 74 Crowndale Road would be retained and a mansard roof extension would be erected at third floor level. In addition the proposal includes a change of use of the first and second floor of 74 Crowndale Road from pub (Class A4) to private members club (Class SG). The ground floor and basement of the Hope & Anchor PH would remain in pub use (Class A4).
- 2.4. The proposal includes the creation of terraces at 3rd and 4th floor level. At 3rd floor level there would be a 16.59sqm terrace at the corner of Bayham Street and Bayham Place which would be accessed from the private members suite and is intended for 'fine dining'. On the Crowndale Road elevation (south elevation) there would be 2 further terraces at 4th floor level. A 66sqm 'private' terrace and a 65sqm 'outdoor' terrace. Both of these terraces would serve as outside spaces for drinking and dining associated with the rooftop bar and restaurant ('Sky Lobby'). The 'private' terrace is intended for private bookings by larger groups who want additional privacy. These terraces would be connected by a stair.

3. RELEVANT HISTORY

Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place

- 3.1. **2016/6959/P:** Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building with basement to provide 32 bedroom hotel (Class C1) following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) including change of use at 1st and 2nd floor of 74 Crowndale Road from pub (Class A4) to hotel (Class C1), mansard roof extension to 74 Crowndale Road, retention of ground floor of Hope & Anchor PH (Class A4), conversion of flytower to ancillary recording studio and hotel (C1), creation of terraces at 3rd and 4th floor level and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel (C1). Granted Subject to a Section 106 Legal Agreement 15/11/2017
- 3.2. 2016/6960/L: Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building with basement following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) to provide 32 bedroom hotel, mansard roof extension to 74 Crowndale Road, conversion of flytower to recording studio and hotel use (with retention of original theatre equipment), creation of terraces at 3rd and 4th floor level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel, minor reconfiguration to circulation space within Koko, conversion of Koko dome to a private bar and refurbishment and restoration of Koko. Granted 21/11/2017

1 Bayham Street

- 3.3. **2015/0542/P:** Change of use from office (Class B1a) to residential (Class C3 comprising 3 x 2 bed flats). Grant Prior Approval 31/03/2015
- 3.4. **2015/2196/P:** Conversion of existing office (B1a) to five residential units (2x1 bed, 2x2 bed and 1x3 bed) including a roof extension and a third floor extension. Rear infill extensions at first and second floor with terraces and the creation of a new cycle store and refuse store at ground floor. Refused 09/07/2015

Hope and Anchor, 74 Crowndale Road

- 3.5. **2014/2621/P:** Change of use from public house (Class A4) to alternative uses as either retail or estate agents offices (Class A1/A2) at part ground, part basement levels and residential (Class C3) to provide 8 flats (1 x 3 bed, 4 x 2 bed, 3 x 1 bed), enlargement of existing basement with side lightwell, replacement of single storey rear/side addition with 3 storey rear/side extension and mansard roof with terrace, and associated alterations to windows and doors. Granted Subject to a Section 106 Legal Agreement 06/01/2015 Decision quashed 08/09/2015 following judicial review.
- 3.6. In the judicial review it was determined that the council had failed to assess the heritage impact of the proposal and had approached the issue of potential noise

impacts on residents of the proposed flats in a way that was legally and procedurally flawed and irrational.

- 3.7. 48 - 56 Bayham Place
- 3.8. **2015/4598/P**: Change of use from office (Class B1a) to residential (Class C3) comprising 13x studio flats. Granted Prior approval subject to Section 106 Legal agreement 01/10/2015
- 3.9. **2016/4116/P**: Erection of a part single, part double roof extension to provide 4 self contained units (1 x studio and 3 x 2 bed)(Class C3), two rear extensions at first and second floor level and associated external alterations. Granted Subject to a Section 106 Legal Agreement 04/10/2016
- 3.10. **2017/2739/P**: Erection of a part 2 part 3 storey roof extension to provide 9 self-contained units(4 x 1 bed, 4 x 2 bed and 1 x 3 bed) and rear extension at second floor level together with associated works. Granted Subject to a Section 106 Legal Agreement 25/10/2017
- 3.11. 3-7 Bayham Street and 46 Bayham Place
- 3.12. **2016/6394/P**: Erection of a mansard roof extension to Nos.3, 5 and 7 Bayham Street, two storey rear extension to No.3, the installation of windows to the flank wall facing Bayham Place and replacement windows to the front elevation. Granted subject to s106 agreement 16/03/2017

4. CONSULTATIONS

Statutory Consultees

- 4.1. Historic England
- 4.2. You are hereby authorised to determine the application for listed building consent as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application.
- 4.3. Theatres Trust
- 4.4. Overall, we support the revised scheme, particularly the scaling back of the alterations proposed to the fly tower and removal of the studio and other rooms originally proposed in the upper section. This certainly safeguards this space for the potential reuse of the fly tower to support live performances in the future.
- 4.5. The plant room proposed on level 2 and the large plant and boiler enclosure on level 3 both share a wall with the fly tower and auditorium and we recommend these spaces be fitted with appropriate acoustic linings to ensure they are acoustically isolated from the theatre.

- 4.6. We also have concerns about accessibility and are surprised that the new designs do not address accessibility issues between the stage house and green room / dressing rooms, etc. For example, the stage right disabled WC on the ground level plan (room G-28) can only be accessed by stairs from the pantry corridor, or via the stairs from the stage. Given the level of alterations and additions being proposed in these areas, we strongly recommend that platform or stair lifts are provided to ensure full accessibility is provided for less abled performers, staff and guests.
- 4.7. Finally, the general state of the auditorium and front of house areas is very tired and thickly painted. We would strongly encourage the refurbishment to include a greater level of internal restoration be undertaken. There is plasterwork missing and some restoration of features of interest would be welcomed. It would be useful to obtain a commitment to do this through the section 106.
- 4.8. Transport for London
- 4.9. The site has a frontage onto Camden High Street which is part of the Transport for London Road Network (TLRN) and for which TfL is the Highway Authority. The site also lies close to London Underground (LU) Northern line tunnels.
- 4.10. The majority of the construction is proposed to take place away from the Camden High Street frontage, which will reduce impacts on the TLRN. However, it is likely that the applicant will require highway licence/s from TfL, such as for scaffolding and hoardings.
- 4.11. I would recommend that my colleagues in LU Infrastructure Protection and Highways Structures teams are given an opportunity to comment.
- 4.12. London Underground Infrastructure Protection
- 4.13. Part of the property is above London Underground Mornington Crescent station box and Northern line tunnels.
- 4.14. Therefore any works (i.e. demolition, piling, construction) above/in close proximity to LU assets will have to be approved by London Underground Infrastructure Protection. This is to ensure safety of our railway.
- 4.15. **Non-statutory Consultees**
- 4.16. Thames Water
- 4.17. Waste Comments
- 4.18. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not

permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

- 4.19. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover
- 4.20. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
- 4.21. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.
- 4.22. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 4.23. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management

Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

4.24. Water Comments

4.25. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4.26. London and Middlesex Archaeological Society

4.27. The London & Middlesex Archaeological Society (LAMAS) promotes London's archaeology, local history and historic buildings. The LAMAS Historic Buildings & Conservation Committee reviews applications for listed building consent and seeks to ensure a sustainable future for vital aspects of London's built heritage.

4.28. It is the view of this committee that these proposed alterations are far too extensive for a large listed building that has an impressive architectural coherence. Whilst the exact front view of Koko is not significantly changed, as one moves round towards Eversholt Street and then into Crowndale Road the proposed 'greenhouse' structure kills the pleasing effect of the dome. It is understandable that the owners should wish to replace the disused public house, behind retained façades, with something appropriate and useful, but this is not an excuse for raising its height and using this as a pretext to increase the height of the main building with a collection of disparate roof-top add-ons. It is also the case, in our view, that the architect's 'Existing' and 'Proposed' drawings of the aspect of the whole building from Crowndale Road do not give a genuine picture of the impact of the proposed works, which seem to us likely to be far more obtrusive, and also taller, than these neat drawings suggest.

4.29. This present application should be rejected. A much more modest proposal, minus in particular the '4th floor glazed extension above roof', might be more acceptable.

Conservation Area Advisory Committee

4.30. The Camden Town CAAC strongly object

4.31. We object very strongly to this application, which would affect negatively both the character of the Conservation Area and what can be argued is the largest, oldest and most important Listed building in Camden High Street. The building has served generations of 'venue-goers' for a hundred years with almost zero alteration to its original fabric despite several changes in its function (opera, theatre, music

hall, and music and dance venue). KOKO is a local landmark and an original and important presence in Camden Town and the Conservation Area.

- 4.32. What is proposed, the creation of another storey and some pedestrian areas on top of the auditorium and creating a corridor that penetrates the dome, are ideas that show very little understanding of the requirement to maintain this Listed building's carefully designed exterior and interior character and its fabric. Also all roof-level proposals would be visible from many nearby streets and buildings and would diminish the visual importance of the host building KOKO.
- 4.33. Other negative aspects of the proposals are:
- 4.34. 1) The effect of the increase in height of the building along Bayham Place. This would make Bayham Place a deep canyon with little light available for the lowermost storeys of the buildings each side. On the north side the buildings have permission to be dwellings but at the time of the Daylight Consultant's report for these proposals the buildings are empty so the reduction in daylight appears to be less of a factor. It seems the daylight amenity levels in Bayham Place at the end of the day may be affected. Whatever the situation turns out to be we would be sorry to see poor amenity for dwellings being introduced into the Conservation Area especially in view of the Local Plan's ambitions for amenity standards and Conservation Areas.
- 4.35. 2) The proposal to convert the dome into a bar seems to carry with it a sense of squeezing profit from every last square metre of a grand building that was designed with large spaces in mind and that was built on a generous scale. We feel this work is an inappropriate intervention as well as a complex undertaking with risk of loss of original fabric.
- 4.36. 3) The proposal to add terraces and structures on top of KOKO's roof is not appropriate for this Listed building where its massing and features and detailed design i.e. its dome, roof and façades (as well as its interior) are the reason why KOKO is Listed.
- 4.37. 4) Rooftop level dancing and music for night-time public use would very likely create nuisance that would be heard in many homes to the south, east and north.
- 4.38. 5) Given our comment in 3) above we prefer not to comment on the design quality of the rooftop buildings and the corridor into the dome.

4.39. Officer response on heritage matters

- 4.1. *It is noted that the extant permission is broadly similar to the current scheme. The arrangement for accommodation of the rooftop pavilion and access through the dome, and the composition of the whole would be identical with the already-consented scheme. The additions would remain subservient to the silhouettes of the historic buildings in key views and would produce the same legible composition of forms related strongly to the stepping arrangement of the front-of-house, auditorium and stage house of the theatre beneath. The new additions would*

support and sustain the historic and architectural special interest of the listed building. The internal heritage benefits in access, restoration and reinstatement contained in the previous consent 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.

- 4.2. *Likewise the new proposals, in comparison to the extant permission, would better conserve the character and appearance of the Camden Town conservation area. A full appraisal of the impact on the listed building and conservation area, including an assessment of harm versus benefit, is provided in the Design and Heritage section of the report below.*

4.3. **Adjoining Occupiers**

<i>Total number of responses received</i>	1
<i>Number in support</i>	0
<i>Number of objections</i>	1

- 4.4. A site notice was displayed from 1/11/17 to 22/11/17 and the application was advertised in the local paper on 2/11/17 (expiring on 23/11/17).
- 4.5. One objection was received from the occupier of 50 Oakley Square. Oakley Square adjoins Crowndale Road and 50 Oakley Square is to the east of the application site. The issues raised were as follows:
- 4.6. *I cannot see any reason for allowing terraces in this development. Koko is about music for all and not private lounges and nonsense sky bars. Noise studies and planned curfews mentioned in the application do not take into account the wellbeing of surrounding residents including children. As a result, I would urge the council to seek a guarantee that there will be no further noise production when compared to the existing. Studies need to take into account the corridor effect amplifying sound along Crowndale Road. The result of a honest noise simulation (including the fact punters tend to scream and not talk) might suggest creating noise barriers around the terraces or these terraces will have to become non-accessible (biodiverse roofs instead), whichever.*

5. STATUTORY PROVISIONS

- 5.1. The statutory provisions principally relevant to the determination of these applications are:
- Section 38(6) of the Planning and Compulsory Purchase Act 2004
 - Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act").
 - Section 149 of the Equality Act 2010
- 5.2. Section 72(1) of the same Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a

Conservation Area when considering applications relating to land or buildings within that Area.

- 5.3. The effects of this section of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras 126-141).
- 5.4. Section 149 of the Equality Act 2010, sets out the Public Sector Equality Duty (PSED). A public authority must, in the exercise of its functions, have due regard to the need to—
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6. POLICIES

6.1. National and regional policy

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

6.2. Camden Local Plan 2017

G1 Delivery and location of growth

H2 Maximising the supply of self-contained housing from mixed-use schemes

C1 Health and wellbeing

C3 Cultural and leisure facilities

C5 Safety and security

C6 Access for all

E1 Economic development

E2 Employment premises and sites

A1 Managing the impact of development

A2 Open space

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

CC3 Water and flooding

CC4 Air quality

CC5 Waste

TC4 Town centres uses

T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T4 Sustainable movement of goods and materials
DM1 Delivery and monitoring

6.3. **Supplementary Planning Policies**

Camden Planning Guidance 2011
CPG1 Design
CPG2 Housing
CPG3 Sustainability
CPG5 Town centres, retail and employment
CPG6 Amenity
CPG7 Transport
CPG8 Planning obligations

7. ASSESSMENT

7.1. Background

7.2. Planning permission was granted 15/11/2017 for 'Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building with basement to provide 32 bedroom hotel (Class C1) following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) including change of use at 1st and 2nd floor of 74 Crowndale Road from pub (Class A4) to hotel (Class C1), mansard roof extension to 74 Crowndale Road, retention of ground floor of Hope & Anchor PH (Class A4), conversion of flytower to ancillary recording studio and hotel (C1), creation of terraces at 3rd and 4th floor level and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to hotel (C1)' (planning ref: 2016/6959/P). This application differs from the previous application in that rather than a hotel, a private members club is proposed. The current proposal also involves significantly less basement excavation and the existing basement and sub-basement would only be marginally enlarged. In addition the current application involves the relocation of chillers and air handling unit to a third floor plant enclosure with additional plant (5x a/c condensers and 1 cooling unit) at roof level.

7.3. The main design changes between the extant permission and the current proposal are as follows:

- Glass and steel canopies to front elevation and to between the stage door and Hope & Anchor on Crowndale Road elevation
- Omission of the two levels of accommodation within the fly tower; the fly tower would be retained in a manner closer to its original form
- Addition of a new gallery within the interior of the flytower
- Omission of amenity terrace to fourth-floor level on the Bayham Street / Bayham Place elevation
- Reduction in overall volume of the fourth-floor core structure above the Bayham Street/ Bayham Place corner

- Bayham Place frontage would contain plant and service spaces (rather than hotel rooms) and the massing would be reduced on this elevation

7.4. The main considerations subject to the assessment of this planning application are:

- Land use
- Mixed use policy
- Viability
- Design and appearance
- Basement
- Neighbouring Amenity
- Air Quality
- Transport
- Sustainability
- Planning obligations
- CIL

7.5. **Land Use**

7.6. Loss of office space

7.7. The application involves the loss of 337sqm of office floorspace (Class B1) within 1 Bayham Street and 65 Bayham Place. Policy E2 Employment premises and sites resists the loss of office floorspace unless:

- a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and
- b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

7.8. Planning permission granted 15/11/2017 for redevelopment to hotel accepted the loss of B1 office space (ref: 2016/6959/P).

7.9. While the loss of office space has already been accepted, the applicant has emphasized that, in the daytime, the club will provide 'flexible floorspace for members to utilise, to dine, to meet clients, have corporate events, study/work'.

7.10. The economic development team acknowledge that the proposed scheme will provide employment opportunities through the private members club and pub/restaurant. More generally, the Economic Development team recognise that Koko is an important local venue. A strong package of measures to maximise the opportunities to local residents and businesses afforded by the development would be secured by legal agreement. The Employment and Local Procurement measures are addressed at a later stage in this report (please refer to paragraph 7.169).

7.11. In addition, the applicant has advised the private members club would seek to attract local entrepreneurs and a key measure of success would be to ensure that local entrepreneurs and start-ups could access mentoring as well as network and collaborate with others to grow their talent. To facilitate this, the applicant has

confirmed the private members club would offer 25 free memberships per year to Camden entrepreneurs. Suitable candidates would be identified through local business support providers such as Camden Collective. This would be secured through the legal agreement. This would ensure Camden residents would benefit from this element of the scheme.

7.12. Private Members Club

- 7.13. The application would create a private members club with a capacity for 690 Private Members and their guests. A new entrance would be created adjacent to Koko on the corner of the Hope and Anchor PH on Crowndale Road (where the building steps forward of Koko) to provide an entrance solely for members and guests of the private members club. An operational management plan has been provided which sets out how the private members club would operate. The submitted documents refer to the Private Members Club as the 'Hope Club'. The Club will serve individuals within the creative industries. While it is a private club, the operational management plan makes it clear that it does not seek to be exclusive. The Club's configuration enables flexible use and would provide conference and meeting facilities, a kitchen and Members' bar. This would allow the Club to function and operate as more than an after-dark venue, with 'agile spaces' designed to serve a wide spectrum of the local community.
- 7.14. The private members club would be arranged over first, second, third and fourth floors of the site. At first floor level there would be 2 functions rooms, dining room and kitchen (total capacity 130). At second floor level there would be 3 private members rooms (total capacity 180). At third floor level there would be a private members suite with terrace, lounge and music recording / rehearsal studio (total capacity 70). The recording studio / rehearsal space would be available to the local community as well as local musicians or visiting acts to Koko. At fourth level there would be a restaurant and bar (Sky Lobby) with roof terraces facing towards Crowndale Road. Private members would also have access to the Dome of Koko at 4th floor level. The total capacity of the 4th floor level would be 310 people. The Club's floorspace would be available for Members, their guests, artists and production crew.
- 7.15. The whole of the site including the Hope and Anchor PH and 1 Bayham Street and 65 Bayham Place falls within the Camden Town 'Town Centre'. The Local Plan includes Policy TC4 Town Centre Uses. Paragraph 9.33 of this policy sets out a wide range of town centre uses including leisure and entertainment facilities which also includes night-clubs. The private members club would be considered to be a leisure and entertainment facility and the principle of a private members club would be considered an appropriate use within this town centre location subject to an assessment of the impacts on amenity. Policy TC4 states the Council will ensure that the development of food, drink, entertainment and other town centre uses does not cause harm to the amenity of neighbours.
- 7.16. The private members club would be considered to fall within the *Sui Generis* Use Class. Such a use is one which is not provided for or included in the schedule to the Use Classes Order 1987. A *Sui Generis* use is a use that does not have any other exchangeable uses and is therefore in a class of its own.

7.17. Hope and Anchor (Class A4)

- 7.18. The ground floor and basement of the Hope & Anchor PH would remain in pub use (Class A4). While there would be communicating doors between the private members club and the Hope and Anchor PH, there would only be public access to the pub floorspace.
- 7.19. The change of use and loss of 122.8sqm of ancillary pub floorspace at first and second floor level was accepted by the previous application (planning ref: 2016/6059/P).

7.20. **Mixed Use policy**

- 7.21. Policy H2 seeks the provision of self-contained homes as part of the mix of uses and in town centres, where development involves additional floorspace of more than 200sqm (GIA), policy H2 requires 50% of all additional floorspace to be self-contained housing. Where housing is required as part of a mix of uses, we will require self-contained housing to be provided on site, particularly where 1,000sqm (GIA) of additional floorspace or more is proposed. Policy H2 includes assessment against criteria a-e to ascertain whether housing is required in the first instance.
- a) the character of the development, the site and the area;
 - b) site size, and any constraints on developing the site for a mix of uses;
 - c) the priority the Local Plan gives to the jewellery sector in the Hatton Garden area;
 - d) whether self-contained housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses; and
 - e) whether the development is publicly funded or serves a public purpose.
- 7.22. Taking into account criteria a-e, it is considered that housing would be required. When considering whether self-contained housing would be compatible with the character and operational requirements of the adjacent music venue, it is considered that it would be possible to create a structural independent building on the back of the site to provide housing which therefore would be likely to have an acceptable level of residential amenity in terms of noise and vibration. While housing would be required, the applicant has provided justification as to why it cannot be practically achieved on site.
- 7.23. Koko is a live music venue and it is accepted that permanent residential use on site could prejudice the operation of Koko. The Grade II listed nature of the KOKO venue means that full insulation to prevent the leakage of noise/vibration cannot be undertaken without extensive intrusive works into the historic fabric of the listed building. In design terms, the need to address the established quality standards relating to residential accommodation in terms of noise and vibration would make the scheme financially unviable.
- 7.24. The urban design, townscape and heritage analysis has identified that the site is very constrained. The Grade II listed status of KOKO limits the interventions that can take place on site without harming the character of the building and wider

conservation area. The physical requirements of residential accommodation such as the need for separate cores, access, entrances, amenity space and waste storage facilities would erode the ability to fit all the elements of the private members club within the site.

- 7.25. Notwithstanding the noise and vibration implications associated with providing housing adjacent to Koko, the incorporation of up to 673sqm of residential dwellings within the development and the associated reduction in the amount of available floorspace to facilitate the growth and refurbishment of Grade II listed KOKO could undermine its viability. The applicant has stated that the economic sustainability of Koko would be harmed if site capacity was needed to be made available for residential provision.
- 7.26. Where housing cannot practically be achieved on site or housing would more appropriately be provided off-site, the Council will seek provision of housing on an alternative site nearby. The Council will seek additional housing floorspace to match the net addition to non-residential floorspace across all sites, taking into account any non-residential floorspace removed in conjunction with the off-site housing contribution (but also seeking replacement of any existing housing lost as part of each development).
- 7.27. Off-site provision
- 7.28. The applicant has explored the potential of acquiring a site to deliver off-site provision within the wards of Regents Park, Camden Town with Primrose Hill, Cantelowes and St Pancras and Somers Town. The applicant identified 101 properties which have been tested on their availability, achievability and viability.
- 7.29. In terms of achievability, sites which are currently marketed for leasehold, were discarded from the search. Of the 101 sites identified, only 8 properties were currently on the market for freehold or long leasehold. Of these remaining sites, the scale of the development plots were not the right size to directly accommodate the level of off-site provision. Therefore, it is accepted that there are no sites within the sequential test search area that would be available, suitable and viable.
- 7.30. Given the applicant has demonstrated on-site provision would not be feasible and that there are no alternative sites available in the area, the Council would, as a last resort, accept a payment in lieu. The amount of the payment in lieu would be calculated on the basis of the on-site target for housing / affordable housing. The proposed development would provide 673sqm (GIA) of additional floorspace. Applying policy H2 would generate a housing requirement of 336.5sqm (50% of the uplift). The payment in lieu would be £700 per sqm. This figure is the payment level for smaller non-residential schemes (less than 2,000sq m additional floorspace). The payment in lieu for market housing would be £248,034.15 (336.5sqm x 1.053 [to convert to GEA] x £700).
- 7.31. The development also generates an affordable housing requirement. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home. A sliding scale target applies to developments that provide one or more additional

homes starting at 2% for one home and increasing by 2% of for each home added to capacity. As 336.5sqm of housing floorspace is required, this would generate an affordable housing target of 6%. The payment in lieu would be £2650 per sqm. This figure is the payment level for affordable housing. The payment in lieu for affordable housing would be £56,339.18 (336.5sqm x 0.06 x 1.053 [to convert to GEA] x £2650). The total payment in lieu for housing shortfall (market and affordable) would be £304,373.33 (£248,034.15 + £56,339.18).

- 7.32. Where a proposed development falls short of the Council's requirements in terms of the contribution to housing and affordable housing (whether on-site, off-site, or in the form of a payment-in-lieu), the Council will expect submission of a financial viability appraisal to justify the scale of the housing proposed.

7.33. **Viability**

- 7.34. A viability assessment has been submitted with the application. The viability assessment seeks to demonstrate that the scheme cannot provide a payment in lieu of affordable housing given the current viability of the proposed scheme. The viability assessment has been independently reviewed by BPS. The review scrutinised the costs and value assumptions that have been applied in the applicant's viability appraisal in order to determine whether the current affordable housing offer represents the maximum that can reasonably be delivered given the viability of the proposed development.

- 7.35. Development appraisals work to derive a residual value. This approach can be represented by the simple formula below:

$$\text{Gross Development Value} - \text{Development Costs (including Developer's Profit)} = \text{Residual Value}$$

- 7.36. The residual value is then compared to a benchmark land value (BLV). The rationale for comparing the scheme residual value with an appropriate benchmark is to identify whether it can generate sufficient money to pay a realistic price for the land whilst providing a normal level of profit for the developer.
- 7.37. Existing Use Value (EUV) is a standard recognised approach for establishing land value as it helps highlight the apparent differences between the values of the site without the benefit of the consent sought. The NPPF recognises at para 173, the need to provide both land owners and developers with a competitive return. In relation to land owners this is to encourage land owners to release land for development. This has translated to the widely accepted practice when using EUV as a benchmark of including a premium (typically in a range from 5-30%).
- 7.38. BPS considers the build costs to be considered to be reasonable. BPS considers the scheme currently produces a deficit when compared to a suitable benchmark land value (BLV).
- 7.39. The applicant's viability assessment does not include a premium over the EUV. A premium of up to 10% would be justifiable under CPG 2. The inclusion of any premium in this case would further increase the scheme deficit.

- 7.40. Given the above, BPS agrees with the viability assessment that this scheme cannot sustain a financial contribution to housing.
- 7.41. Post-construction reviews capture improvements in viability over the period of the development, thus capturing the benefit of possible yield improvements, changes in build costs, and the rents associated with these build costs over time. BPS therefore recommend the negotiation of a post-construction viability review to be entered into the Section 106 agreement in the event that the proposed development receives consent. The primary issue being to ensure that the suggested rents for this review are the actual rents passing. A post construction review as close to the end of the development process as possible removes uncertainty as it would allow the actual rents passing to be captured when the new lease comes into force.
- 7.42. The Council seeks to negotiate deferred housing contributions for developments where the provision of housing falls significantly short of targets in Development Policy H2 due to financial viability, and there is a prospect of viability improving prior to completion. The deferred contribution is capped at the shortfall between the amount of additional housing proposed and the Council's policy targets. In this case the policy target is £304,373. The actual contribution would be determined by a further viability appraisal undertaken on an open book basis at an agreed point after approval of the development and as close to the end of the development process as possible. This would be secured by legal agreement.
- 7.43. **Design and Heritage**
- 7.44. The proposals are broadly consistent with the extant consent and permissions in their effects on the listed building on the conservation area. This is with the significant exception of the revised proposals for the theatre flytower and stage house which require substantially reduced intervention in the significant historic fabric of the listed building. As such, the original balance of heritage benefits arising from the scheme to both the listed building and the conservation area – which weighed against the harmful interventions, and the overall public benefits including bringing the vacant positive contributors including the Hope & Anchor back into secure and sustainable use, which justified the residual less-than-substantial harm in the already-consented proposals – applies more powerfully to the less impactful proposals assessed below.
- 7.45. Effect on Listed Building
- 7.46. Sprague's theatre of 1900 (one of 13 which survive by him) retains much of the original decorative scheme of its auditorium, and some historic features in its front of house areas. Its external appearance has been compromised by the loss of its finer decorative features, replacement or removal of some windows and doors, and by weathering. In the course of investigations for this project, the rigging structure and mechanisms of its stage flytower have been rediscovered intact, a remarkable and probably rare survival from the decade it was in use as a theatre, protected by their abandonment while it was a cinema and nightclub. The theatre thus has great

architectural and historic special interest vested in its surviving fabric, which are, on the whole, well conserved by its use as a nightclub.

7.47. Former theatre and frontages

7.48. Following officer's comments during the pre-application process, many more of the previously consented restoration measures to the listed theatre building have been reinstated in the proposals, and this is welcome. The restoration measures include the reinstatement of the scalloped parapets to restore some of the intended Baroque drama and verticality of the front façade and the construction of the lost timber cupola from the dome to Sprague's designs. The proposed glass and steel canopy to the frontage, while not reinstatement of an historic structure, is appropriate in design character and relates to the design of the proposed rooftop pavilion and other detailing to new aspects of the proposals, while providing weather protection in a manner typical of contemporary theatres such as the Palace Theatre at Cambridge Circus. A section of matching canopy would be fitted between the stage door and Hope & Anchor on Crowndale Road, without harm to the architecture of the elevation or risk to significant fabric. The reinstatement and restoration measures (above all of the stage door to Crowndale Road, the theatre fenestration, and of Sprague's timber cupola) are heritage benefits in the proposals which are strongly supported.

7.49. Minor reorganisation within the theatre's back-of-house spaces have very little cost in historic fabric, and none of it is of great significance being utilitarian and in many cases altered. The alterations within the footprint of the listed theatre go no further than the previously consented proposals.

7.50. Flytower

7.51. Omission of the two levels of accommodation planned to occupy the fly tower and its retention in something closer to its original form is likely to be the greatest benefit of these revised proposals. The abandonment of the accompanying steel frame and concrete pile foundations that were previously consented significantly reduces the degree of new architectural intervention in this proposal. In variation to the existing consent, the lack of glazed vision panels above the proscenium arch for views from a private suite within the flytower, and the retention of the flytower's perimeter masonry at second-, third- and fourth-floor levels on the east and south sides facilitated by the removal of the suite and need for access to the roof from the bar formerly proposed, along with the existing access from back-of-house to flytower at second-floor level, represents a significant reduction in the amount of historic fabric lost or altered, and so in the heritage harm which would arise from the proposals.

7.52. The proposals allow for the addition of a new gallery within the interior of the flytower above the stage as a means of better revealing the original stage grid discovered above. Detailed structural drawings have been provided to explore the physical and visual consequences of these new, more modest, structural and mechanical interventions within the stage house and flytower.

- 7.53. Notwithstanding the omission of openings into the southern façade of the flytower at fourth-floor level, the arrangement for accommodation of the rooftop pavilion and access through the dome, and the composition of the whole would be identical with the already-consented scheme. They cost a still smaller amount of historic fabric, with the benefit of opening access to more historic areas of the building and balanced by heritage benefits of restoration.
- 7.54. It is considered the additions would remain subservient to the silhouettes of the listed building in key views (including Crowndale Road) and would produce the same legible composition of forms related strongly to the stepping arrangement of the front-of-house, auditorium and stage house of the theatre beneath. The new additions would support and sustain the historic and architectural special interest of the listed building. The result is a massing which cedes dominance to the historic street elevations and the original roofscape of the theatre - with glimpsed views of the dome all around enhanced by the restoration of its cupola.
- 7.55. Setting of other listed buildings
- 7.56. The setting of other Listed Buildings which share a setting or visual connection with the complex would be preserved by the proposals' efforts to restore the theatre and work within the prevailing massing and arrangement of the urban block. The settings of the Statue of Richard Cobden (Grade II) and Mornington Crescent Station (Grade II) would be wholly enhanced by the proposals, since the architectural and historic interest of their context at the south end of Camden High Street would be increased by the restoration works to the west façade and dome. The Grade II listed terrace, 31-53 Crowndale Road, faces the flank of the theatre and the Hope & Anchor across Crowndale Road. The setting of the terrace would be preserved since each of these elements would see their surviving fabric restored or gently refurbished, while accommodating modern or historicist extensions which would recede among or add deferentially to the rich piece of townscape they create.
- 7.57. Hope & Anchor
- 7.58. The proposed retention of the existing change of levels within the ground-floor of the pub, and of some of the historic brickwork and structure within the ground floor, as shown in the proposed ground-floor plan, is a significant and welcome improvement on the extant permission. Similarly, reduced encroachment of the new central core on the upper storeys of the Hope & Anchor footprint is very welcome allowing greater distinction across its levels between the pub, the original volumes of the rooms on its upper storeys, and the theatre's back of house – with potential benefits for the animation and appearance of the pub from the street.
- 7.59. Proposals for accommodation over the pub and degrees of rebuilding necessitated by its attenuated structural arrangement have been explored in depth through pre-application, and the proposals would retain as much of the pub's historic exterior fabric as possible, while providing the whole building with new structural support around its failing core. The proposals avoid reducing the pub's retained patina and vernacular architectural character to its ground-floor perimeter, and so would conserve its contribution of character to the conservation area, particularly in the

townscape of Bayham Street, which would otherwise be significantly altered by the proposals. This conservation successfully mitigates the addition of a mansard roof and the reorganisation of some openings on the Bayham Street frontage, which are broadly in line with the consented proposals.

7.60. Bayham Street views and upper storeys

- 7.61. The omission of a terrace at fourth-floor level over the Bayham Street/Bayham Place corner along with the introduction of planters to the edge of third-floor terrace would reduce the visual prominence of balustrades in views of this relatively intact traditional townscape. The reduction in the number of lifts and the overall volume of the fourth-floor core structure above the Bayham Street/Place corner is welcome, and the omission of the approved 4th level windows on the Bayham Street frontage would mean it better recedes as part of the cluster of rooftop structures above the centre of the block, wherever this is glimpsed. The positive contributor which stands on the corner of Bayham Street and Bayham Place is proposed to be demolished as in the previous permission, and the architecture of the proposed replacement in this scheme would, as before, reinstate the basic scale, form and light-industrial character of the building's elevations, maintaining these qualities of its contribution to the conservation area. Otherwise, the new, retained and extended composition of the block's frontage to Bayham Street and the corner of Bayham Place retains the historic grain and characterful variety of elevations with complementary but legibly new additions. The aspects of the current proposals which differ from the extant permission would still better conserve the character and appearance of the conservation area.

7.62. Bayham Place

- 7.63. The articulation of the reconstructed corner building to Bayham Place, the original stock-brick back-of-house frontage at ground-floor to the theatre, and the glass, steel and ceramic stepping façade of the proposed new accommodation across the first to fourth floors (carried-over in design and detailing from the extant permission), would add architectural interest to Bayham Place, as previously. The new facades would be still more subservient than in the extant permission to the more historic brick forms surviving from the historic service mews. These need to retain prominence in order to sustain the character and appearance of Bayham Place in the conservation area. Where previously these new frontages contained hotel rooms, the plant and service spaces now proposed allow the new massing to be reduced from the extant permission across the four levels, and as such, the proposals would have a lesser impact on the appearance of the mews in the conservation area.

7.64. Issues raised by consultees

- 7.65. Consultees LAMAS and the Camden Town CAAC, who did not submit comments on the extant Planning Permission and Listed Building Consent, raise concerns about the degree of intervention to historic fabric in the architecture of the buildings' roofs, and to the cumulative effect of new structures in views of the Theatre's upper storeys and overall composition. The total intervention in historic fabric, both listed and unlisted, is reduced on the approved scheme, and where it remains – as in the

case of the theatre dome – it is limited, well-detailed, presented with a clear rationale of enhanced access, and balanced by heritage benefits of restoration and reinstatement.

7.66. Views over the urban block towards the listed structures have been carefully tested with models and CGI visualisations. As noted in paragraphs 7.54 and 7.61 and 7.63 above, the scale and arrangement of new structures remains broadly unchanged on the approved scheme such that, as before, they would be a modest new stepping collection of roof volumes subservient to, consistent with and growing from the original stepping parapets of the Sprague's elaborate roofline for the three main theatre volumes. The consultees also state concerns about the effect of additional massing on Bayham Street and Bayham Place; yet as stated above, by the reduction of terraces and balustrades and the actual omission of structures along the upper levels of the Bayham Place frontage the total massing has been reduced from that in the approved scheme. No 'attic storey' is proposed above the mansard over the retained Hope & Anchor, and in fact the fourth-floor level core enclosure adjacent to it in grey brick is smaller in dimensions than that previously approved, such that its glimpsed presence among rooftop forms in views such as those cited by consultees would be reduced on the previous scheme. The result is a massing which cedes dominance to the historic street elevations and the original roofscape of the theatre – conserving the character and appearance of the CA – with glimpsed views of the dome and the theatre's facades all around positively enhanced by restoration, reinstatement and good new design.

7.67. Conclusion

7.68. Two designated heritage assets are affected: the Camden Town Conservation Area and the Camden Palace Theatre, Grade-II listed. The internal heritage benefits in access, restoration and reinstatement contained in the previous consent 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.

7.69. The proposals also carry over the design intent of the extant permission with regard to conserving and enhancing contribution of character and appearance that the rich historic street frontages of Bayham Street and Bayham Place make to the conservation area. 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 would reinstate its contribution of light-industrial character and vernacular architectural appearance to the conservation area. As such the new proposals, in comparison to the extant permission, would better conserve the character and appearance of the Camden Town conservation area.

7.70. **Accessibility**

7.71. Policy C6 expects all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all. The following accessibility measures have been included:

- Handrails and nosing details to stairs
- New bar counters would have a lower and higher section to meet the needs of all users.
- Double door sets with a leaf and half + half leaf doors will be accommodated if / where required
- All single sex sanitary provision would include an ambulant disabled person's cubicle. Within the male sanitary provision one urinal would be lowered.
- The unisex disabled WC located stage side would be accessible through use of a temporary removable ramp as part of KOKO's accessibility strategy. Its day to day use would be for ambulant or disabled artists playing at KOKO.
- The three new unisex disabled WCs as part of the Private Members Club (2no) and Public House (1no) would be accessible via lift.

7.72. Following comments from the Council's Access officer, the installation of sesame lifts to improve access was considered. However the applicant advised that due to the level changes in Koko from above ground floor (i.e. the multi-tiered configuration of what was historically a theatre), the installation of platform lifts would have an adverse impact upon the operation of Koko as a venue. The inclusion of sesame lifts in the Hope and Anchor was discounted by the applicant as it was argued the ambience, service and experience of the pub would be the same at both floor levels.

7.73. **Designing out crime**

7.74. The following security features would be fitted.

- Security certificated doors would be fitted to prevent unauthorised movement and provide security through sub-dividing the building. Asset rooms (cash stores, alcohol stores, and bike stores) would have security certificated doors installed.
- There would be doors at the relevant junctions within the building to control the flows of people and manage the space.
- Lifts will only be accessed by Private Members and their approved guests (together with staff members).
- CCTV and alarm systems would be installed to cover access/egress points externally. CCTV would also be installed internally to help monitor flows of people throughout the building. CCTV would be installed in accordance with external lighting to ensure sufficient illumination of images. (Details of external CCTV would be secured by condition to ensure it did not harm the appearance of the building or the conservation area)
- External lighting would be installed to BS 5489 standard on the exterior of the building with 40% uniformity. The applicant intends to submit a further planning, listed building and advertisement consent application to cover signage and lighting. This would be supported by a comprehensive study of lighting and way finding requirements for pedestrians interacting with the building and its various

public and private entrances and doors. An informative would be included to remind the applicant that a further application may be required.

- Careful attention has been given to the design and management of doorways to prevent the creation of recessed areas.
- The Private Members Club would become a member of Camden Business Against Crime (as is KOKO currently). All security personnel would have CBAC radios and would be able to communicate with Camden Council CCTV, Police and other venues that are members of the CBAC to prevent crime and disorder in Camden.
- KOKO currently works with Camden Police Licencing on the 'Quiet Streets' initiative. This would continue and would encompass the private members club and its ancillary food/beverage operation.

7.75. The security features would be secured by condition. The designing out crime officer has also made a number of recommendations regarding security rated doors and FOB access. It is not considered necessary or justified to secure these recommendations by condition. The designing out crime officer has confirmed they have no objections to this development.

7.76. **Basement**

7.77. The theatre has an existing basement floor under the footprint of the entire building and small sub-basement. Likewise the Hope and Anchor has an existing basement which matches the footprint of the building. The proposal would extend the theatre sub-basement by approximately 43.5sqm to allow for the provision of lift services to this level. The existing basement of the theatre and the Hope and Anchor would also be slightly extended by approximately 26.5sqm. The slab of the basement of the Hope and Anchor would match the existing level.

7.78. The basement is substantially smaller than that originally proposed (2016/6959/P). Campbell Reith have reviewed the application and advised it does not appear to be any more onerous than the scheme audited previously. The authors are the same and have presented a modified version of the BIA, based on the changed scheme. Damage Category 0 (Negligible) is predicted for all buildings. Given this, Campbell Reith have confirmed another audit of this scheme would not be warranted. The items that were previously advised to be presented within a Basement Construction Plan (BCP) would still be applicable (final contractor's structural design / temporary works; final damage impact assessment based on contractor's scheme; finalised structural monitoring scheme; threshold levels / mitigation actions in regards to flood risk). This would be secured by legal agreement.

7.79. **Operational Management Plan**

7.80. The applicant has submitted an operational management plan. The operational management plan would be secured by legal agreement. The operational management plan states KOKO, the Hope and Anchor, and the private members club ('the Hope Club') would function as separate elements. Nevertheless it is envisaged that all three would be mutually complementary as part of an overarching 'Destination KOKO' offer.

7.81. The Hope Club

7.82. The Club would occupy the first, second, third and fourth floors and a new entrance on Crowndale Road would provide access. The Club's accommodation will be available for Members, their guests, artists and production crew. The club would also be available for exclusive private hire. The Club's configuration would enable flexible use and would provide conference and meeting facilities, a kitchen and Members' bar. This would allow the Club to function and operate as more than an after-dark venue, with 'agile spaces' designed to serve a wide spectrum of the local community. The capacity of the private members club would be 690 people (private members and their guests). Members would not have unlimited access to Koko and would only be able to access certain areas of the music venue (i.e. the galleries overlooking the stage and the dome of Koko) internally.

7.83. Membership

7.84. The Hope Club would serve individuals within the creative industries. The Club would also look to target entrepreneurs, business people, and community members in addition to performers and artists.

7.85. The applicant envisages that the Club would have between 2000–3000 members, with 50% being under 30 years of age. All Members would be entitled to bring up to 3 guests each, depending upon capacity, and guests would need to be booked through the Club's Reception. Members would be required to accompany guests introduced by them during the period of their stay in the Club (members should not be separated from their guests within the Club or allow their guests to remain on the premises in the absence of the host member). The management plan states that membership of the Club would be by invitation and referral. Key considerations at application stage would be individual merit and the prospective Member's contribution towards the Club's sustainability. Every candidate for membership would have to be supported by a proposer and seconder, both of whom have to be Club Members.

7.86. The operational management plan states the cost of full membership to the Hope Club would be £600 for an annual subscription, with no joining fee. The Membership Committee would be able to invite certain people who meet the requirements set out in the operational management plan to become Honorary Members. An Honorary Member would not be required to pay a joining fee or annual subscription. The criteria for Honorary Membership is provided below:

- a. Has rendered exceptional service or benefit to the Club;
- b. Will render exceptional service or benefit to the Club; or
- c. Is a distinguished Member of the music, art or Local Camden community;

7.87. The Club would also gift Honorary Membership as a means of providing complimentary access to the Club's facilities and community. The operational management plan states that this would be targeted at Camden's aspiring young entrepreneurs and artists.

7.88. Hours of operation

- 7.89. It is proposed that members and guest would be admitted to the private members club during the following hours:
- Sunday to Wednesday: 0900 hours to 0330 hours;
 - Thursday, Friday and Saturday: 0900 hours to 0500 hours;
 - Sunday prior to Bank Holiday: 0900 hours to 0600 hours;
 - New Year's Eve: 0900 hours and remains open through the night;
- 7.90. A review mechanism for the operational management plan would be included in the legal agreement. This would allow a management solution to be found to deal with any matters arising.
- 7.91. Should planning permission be granted for this application, the applicant would still be required to apply for a premises license for any activity which is licensable. Licensing governs specific activities including entertainment and the sale of hot food / drink and alcohol. One of the objectives of the licensing regime is to prevent public nuisance. Such a license could be granted subject to conditions relating to public nuisance, door security, CCTV or limiting numbers in certain areas.
- 7.92. The operational management plan includes details of a dispersal policy. Given the nature of the private members club, the operational management plan anticipates that there will be a gradual departure of customers from different areas at various times and that the premises would not be at capacity at closing time. Patrons leaving the Club would be directed to the main entrance on Crowndale Road, and the secondary exit (through the Hope and Anchor) onto Bayham Place would be closed after 11pm.
- 7.93. The proposed private members club includes for the provision of a recording studio / rehearsal space that will be available to the local community as well as local musicians or visiting acts to KOKO. This will be a significant benefit to the local community and education groups who will be able to make use of this space. As with the previous application, the applicant has agreed to make the recording studio available to local schools and the local community to visit and use for half a day per month. In addition, the recording studio would be available to local schools and the community to visit subject to advance booking being made through an online portal. The applicant would be required to provide a publicity and information programme to ensure local schools and the local community were made aware of the availability of the recording studio. A planning obligation for a 'school liaison plan' would be included in the legal agreement to secure the community / school use.
- 7.94. **Neighbouring amenity**
- 7.95. Operating Hours
- 7.96. The operating hours of the Crown and Anchor PH would reflect normal pub opening hours and would operate from 7am to midnight every day (Sundays and Bank Holidays included). After these hours, while the Hope and Anchor would be closed to members of the public, the ground and first floor of the pub would be utilised by

the private members club for food and drink. A condition would be included on the decision notice to secure these operating hours.

7.97. The operating hours of the private members club would be as follows.

- Sunday to Wednesday: 0900 hours to 0330 hours;
- Thursday, Friday and Saturday: 0900 hours to 0500 hours;
- Sunday prior to Bank Holiday: 0900 hours to 0600 hours;
- New Year's Eve: 0900 hours and remains open through the night;

7.98. Despite the late hours, officers do not envisage any adverse impacts on amenity. This is due to the nature of the proposed use. That is to say, a private members club would have an inherent additional layer of control over patrons and security as compared to a conventional bar or nightclub (or even a restaurant). Added to that are the controls in place from the operational management plan. This would be a living document and would enable scope for further controlling measures to be put in place about the way the establishment is run should complaints arise from residents about any aspect of the late hours of operation.

7.99. It is also noted that should planning permission be granted for this application, the applicant would still be required to apply for a premises license for any activity which is licensable. Licensing governs specific activities including entertainment and the sale of hot food / drink and alcohol. One of the objectives of the licensing regime is to prevent public nuisance. Such a license could be granted subject to conditions relating to public nuisance, door security, CCTV or limiting numbers in certain areas. The current licence for the extant planning permission (Koko with hotel development) sets out a total of 53 conditions that the licence holder is required to comply with (APP\PREMISES-NEW\001818). These conditions were considered appropriate in addressing public nuisance and concerns raised by the relevant authorities. In the context of the current application, the licensing regime would provide an additional line of protection for neighbouring amenity.

7.100. Terraces

7.101. The proposal includes the creation of terraces at 3rd and 4th floor level. At 3rd level there would be a 16.6sqm terrace to the private members suite and is intended for fine dining. On the Crowndale Road elevation (south elevation) there would 2 further terraces at 4th floor level. A 66sqm terrace and 65sqm terrace serving the rooftop bar and restaurant ('Sky Lobby'). The 2 terraces would be connected by a stair. The terraces on the Crowndale Road elevation would both be used for the same purpose i.e. drinking and dining associated with the 'Sky Lobby'. The 66sqm terrace is labelled as 'private' on the plans as this area could be privately booked for larger groups who want additional privacy.

7.102. The private members suite terrace at the corner of Bayham Street and Bayham Place would be approximately 10.6m from the properties on the opposite side of Bayham Place (i.e. 48-56 Bayham Place) and 17.3m from the properties on the opposite side of Bayham Street. This terrace would have soft landscaping to provide screening. This would reflect the height of the glazed 1.1m balustrades. The soft landscaping would screen sight lines from residential properties and

mitigate any potential overlooking. A condition would be included to ensure the details of the soft landscaping would be appropriate and would not harm the appearance of the proposed development. Given the distance to the nearest properties on Bayham Street and the height of these buildings (approximately 2½ storeys), there would be no harmful overlooking of these properties from the proposed 3rd floor terrace. The 'private' terrace would be opposite residential properties on Crowndale Road and the terrace would be approximately 24m from these properties so there would be no harmful overlooking of these properties from this terrace. Directly opposite the sky lobby terrace is the Crowndale Centre 218-220 Eversholt Street, a building primarily in commercial use.

7.103. The predicted noise from the terraces was assessed under the previous application (2016/6959/P) and considered to be acceptable. The use of the terraces is broadly comparable and the number of people using the terraces would be the same. The environmental health officer has reviewed the submitted information in light of the Local Plan Policy A4 and confirms the noise from the terraces would meet the new local plan criteria.

7.104. As a further safeguard a condition would be included to restrict the use of the 3rd floor private members suite terrace (Bayham Place) so that there would be no eating, drinking or public entertainment after 10.30pm on Monday to Wednesday, after 11pm on Thursday to Saturday and after 10pm on Sundays and Public Holidays. After these times the management plan would restrict the use of this terrace to a maximum of 6 private club members for smoking/fresh air.

7.105. At night, numbers on the terraces would be controlled and the areas supervised. The applicant has submitted an operational management plan and this confirms that first and foremost, the terraces are intended for seated Members and other users of the Club to enjoy food and drink served at their tables. Licensed door supervisors would monitor conduct to ensure that the use of all external terraces is in keeping with the Operating Policies. Any anti-social activity would be dealt with to prevent any further noise nuisance from occurring. Regular management walk-throughs would be undertaken. Additionally, all employees would be trained to ensure that standards are well understood and upheld. High definition CCTV monitoring equipment would be deployed throughout the premises. Overt signage would reinforce key messages, such as keeping glassware away from railings and maintaining quiet in respect of nearby sensitive receptors. The operational management plan would be secured by legal agreement. As a further safeguard a condition would be included to restrict the use of the Crowndale Road terraces so that there would be no eating, drinking or public entertainment after 11pm on Monday to Wednesday, after midnight on Thursday to Saturday and after 10.30pm on Sundays and Public Holidays. After these times the management plan would restrict the use of these terraces to a maximum of 20 private club members for smoking/fresh air.

7.106. Agent of change principle

7.107. In cases where noise sensitive development is proposed in close proximity to an existing noise generating use (such as music venues and pubs) the Council will determine whether the introduction of the sensitive use will be harmful to the

existing premises continued operation. In some cases the Council may require the developer to be responsible for future costs of soundproofing (known as the “agent of change” principle), secured by a legal agreement.

7.108. The previous application (2016/6959/P) included a planning obligation in the legal agreement tying the music venue and hotel aspects of the site together. This was included following member’s concern that should the ownership of the hotel change, there was potential for conflict between the noise generating use (Koko) and the noise sensitive use (the hotel). The legal agreement therefore included a clause which required the hotel and Koko music venue not to operate independently and not to be disposed of independently. While, the proposed private members club is not considered to be a noise sensitive use, in order to provide more certainty there would be no conflict between the two uses a similar planning obligation is recommended. This would tie the ownership and operation of Koko and the private members club together so that they were not operated independently.

7.109. As with the previous application, a noise management plan is recommended to be secured by legal agreement as this would help to ensure noise levels were acceptable and would not cause harm to neighbouring amenity.

7.110. Light pollution

7.111. Given the glazed nature of the rooftop ‘sky lobby’ structure, there could be light spillage and glare which would affect neighbouring amenity. A condition would therefore be included requiring details of suitable façade glazing, lighting periods within the sky lobby and new external areas and mitigation measures to minimise light trespass, glare and sky glow.

7.112. Daylight and Sunlight

7.113. It is noted that this development is broadly similar to the previous scheme granted planning permission 15/11/2017 (planning ref: 2016/6959/P). The current scheme would represent no material difference in terms of impact on daylight. The proposed development would not be compliant with BRE for 48-56 Bayham Place for two flats of the ground floor of this property. However this was also the case with the approved scheme. While, it is noted that the Camden Town CAAC have raised concerns in relation to the daylight levels of this property, the effect on daylight would not be any different to the scheme already consented.

7.114. The officer’s report for the previous application noted the following points which remain relevant. Planning permission was previously granted 01/10/2015 for the conversion of 48-56 Bayham Place to 13 studio flats. This permission is currently being implemented. BRE recommends an average daylight factor (ADF) of 5% for a well daylit space and 2% for a partly daylit space. Below 2% the room will look dull and electric lighting is likely to be required. The existing average daylight factor is below 2% for two rooms of one of the flats at ground floor level. These flats were granted prior approval and were permitted development by virtue of Part 3 Class O of the Town and Country Planning (General Permitted Development) Order 2015. The development would result in a total of four rooms in two of the ground floor flats

having ADF reduced to below 2%. The ADF reductions for the ground floor rooms would be as follows: room 3 would have ADF reduced from 2.1% to 1.27%, room 4 would have ADF reduced from 2.64% to 1.29%, room 5 would have ADF reduced from 1.62% to 0.81% and room 6 would have ADF reduced from 1.68% to 1.43%. Although the development would reduce light to the ground floor flats, as previously stated, two of the rooms in these flats would already have required internal lighting. The reduction in average daylight factor would be noticeable (that is to say above 20%) for the 2 flats at ground floor level. All other flats would maintain good levels of daylight and any reduction would not be noticeable. Given the context of a dense urban environment the impact on daylight is considered acceptable.

7.115. In terms of sunlight at 48-56 Bayham Place, the submitted daylight and sunlight report shows that slightly higher levels in all test locations will be received as compared to the consented scheme.

7.116. The officer's report for the previous application noted the following points which remain relevant. The Sunlight Analysis finds similar reductions in sunlight to the two ground floor flats at 48-56 Bayham Place. However the existing levels of sunlight in winter are already below that suggested by the BRE (5%). In summer the only flats that would have rooms that would not meet the BRE standard (more than 25% annual probable sunlight hours) already do not meet this standard in the existing condition and the reduction would not be noticeable. All the other flats at 48-56 Bayham Place would maintain a good level of sunlight (more than 25% annual probable sunlight hours).

7.117. The development is fully BRE compliant in terms of 2 and 4 Bayham Street, 31-41 and 43-55 Crowndale Road and 46 Bayham Place and 3, 5 and 7 Bayham Street.

7.118. Health Impact Assessment

7.119. Policy C1 Health and wellbeing states the Council will require proposals for major development schemes to include a Health Impact Assessment (HIA).

7.120. While Policy C1 itself indicates that HIA is required for major developments, supporting para 4.9 is broader, indicating that scope of a HIA will vary depending on the size of the development and its location, and only indicates a requirement for engagement with health and community stakeholders where there are 100 homes or more. The applicant has therefore submitted a rapid HIA. The rapid HIA demonstrates that there would be no negative health impacts from the proposed development.

7.121. Air quality assessment

7.122. All developments are expected to meet the Mayor's Air Quality Neutral requirements. The applicant has submitted an air quality assessment (AQA). The report reviews the existing air quality conditions in the vicinity of the proposed development site and the likely significant air quality impacts resulting from the proposed development.

- 7.123. The proposed development is located in the LBC Air Quality Management Area which is defined to cover the whole borough for annual mean NO₂ and daily average PM₁₀ concentrations.
- 7.124. Low NO_x boilers and air source heat pumps are proposed. Building emissions would be within the benchmark, meaning the development can be considered air quality neutral. The mitigation measures set out the Air Quality Assessment would be secured by condition.
- 7.125. The development would be car free, however the transport emissions section of the AQA does not include all the proposed uses within the site. A condition is therefore recommended requiring details of Transport emissions and Transport Emission Benchmarks calculated according to the methodology document 'Air Quality Neutral Planning Support Update: GLA 80371' (Apr 2014) to show compliance with Air Quality Neutral.
- 7.126. *Impact of local air quality on building occupants*
- 7.127. The qualitative assessment indicates that parts of the site may be subject to air quality that exceeds short-term Air Quality objectives. However as no short-term measurements of NO₂ or PMs have been undertaken and short-term exposure has not been estimated using approved methods, the extent of this issue has not been quantified. A condition is therefore recommended requiring details of air quality measurements for NO₂ and PMs including any mitigation recommended prior to the commencement of development.
- 7.128. The development would have mechanical ventilation and air inlets would be situated away from the main road on the Bayham Street and Bayham Place façades. Details of the mechanical ventilation would be secured by condition.
- 7.129. *Dust impacts from construction*
- 7.130. Mitigation measures to control construction related air quality impacts would be secured within the CMP. The applicant would be required to demonstrate that all mitigation measures relevant to the level of identified risk are being included. Air quality monitoring should be implemented on site and this would be secured by condition.
- 7.131. **Transport**
- 7.132. Car Parking
- 7.133. The site is located within the Camden Town South (CA-Fs) controlled parking zone and has a PTAL rating of 6b (Excellent), the highest achievable. This means that the site is extremely accessible by public transport. In the Camden's Local Plan T2 requires developments in such locations to be car free.
- 7.134. The proposal would provide a car free development with no general parking spaces on the site. This is welcomed and would help to minimise the impact of the development on the local area. This would be secured by legal agreement.

7.135. Due to the small size of the development officers do not consider it would be appropriate to require disabled parking. Disabled users attending the site will be able to access it via bus or tube which is fully assessable or taxis will be able to drop off and collect people from Bayham Street or Crowndale road. Therefore these proposals are in accordance with Camden's Local Plan (Policy T2 Parking and car-free development).

7.136. Travel Planning

7.137. The aims of a Travel Plan is to promote the use of sustainable modes of transport through a range of soft measures, as well as highlighting the benefits of travelling by modes other than the private car. Camden would require a Strategic Level Travel Plan that covers the new private members club to satisfy Camden's Local Plan Policy A1 Managing the impact of development and Camden Planning Guidance (CPG7 - Transport). The travel plan would need to be secured by a Section 106 planning obligation if planning permission is granted.

7.138. A financial contribution of £6,244 would need to be secured to cover the costs of monitoring and reviewing the travel plan over a 5 year period. This would also need to be secured by a Section 106 planning obligation if planning permission is granted.

7.139. Transport for London encourages developers to use the TRICS database (formerly TRAVL) for trip generation predictions. We will require the applicant to undertake a TRICS after study and provide TfL and Camden with the results on completion of the development. TfL would then be able to update the TRICS database with the trip generation results for the various use categories associated with this development. The necessary after surveys and results would be secured by Section 106 agreement as part of the Workplace Travel Plan review and monitoring process.

7.140. Cycle Parking

7.141. T1 in Camden's Local Plan requires developments to provide for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan and design requirements outlined within our supplementary planning document. The London Plan provides guidance on minimum cycle parking standards and these are outlined in Table 6.3 of the London Plan.

7.142. Table 6.3 of the London Plan requirements are as summarised in table 1

7.143. Table 1

Land use		Long-stay	Short-stay
A2-A5	financial / professional services	from a threshold of 100 sqm: 1 space per 175 sqm	from a threshold of 100 sqm: 1 space per 40 sqm
	cafes & restaurants		
	drinking establishments		
	take-aways		
D2	other (e.g. cinema, bingo, etc.)	1 space per 8 staff	1 per 30 seats

7.144. The table also states that a *Sui Generis* use should be considered as per most relevant other standard. In this case a private members club (Use Class *Sui Generis*) would be considered as per D2 as this is the most relevant standard.

7.145. This would equate to the following requirement to meet London Plan Standards:

- A4 340sqm = 2 Long Stay, 9 Short Stay
- D2 70 staff = 8 Long Stay, 23 Short Stay
- Total requirement = 10 Long Stay, 32 Short Stay

7.146. A total of ten internal cycle parking spaces, i.e. five cycle stands, would be provided as part of this development, within the building in the sub-basement level for staff. There will be lifts to provide access from the ground floor to the cycle store. This meets London Plan Standards.

7.147. A total of 32 short stay cycle parking spaces, i.e. 16 cycle stands, are required for customers and visitors. Due to limitation of private land at street level a S106 contribution has been offered to the Council for implementation of these cycle spaces on Crowndale Road nearby the entrance, this contribution will be included in the highways contribution. It is felt that some of these spaces will be suitable on Crowndale Road, we would also look into the feasibility of placing some on Camden High Street, however this will require further consultation with Camden's Highways team and Transport for London.

7.148. The proposed provisions meets London Plan minimum standard and the design of the cycle parking is in line with CPG7 Design Guidance and is deemed fit for implementation. The 10 Long stay cycle parking spaces would be secured via condition.

7.149. Management of Construction Impacts on the Public Highway

7.150. The site's location presents significant challenges to the construction, due to the high level of traffic on the surrounding road. The proposal would involve demolition, excavation and construction works. This will generate a significant number of construction vehicle movements during the overall construction period. The proposed works could have a significant impact on the operation of the public highway in the local area if not managed effectively.

7.151. The Council's primary concern is public safety but officer's also need to ensure that construction traffic does not create (or add to existing) traffic congestion or impact on the road safety or amenity of other highway users. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality).

7.152. Preliminary details have been submitted in support of the planning application. This provides useful information to describe the proposed works and what they will encompass, with the majority of the work to be on the Bayham Place/Bayham Street corner. This will have to be planned carefully as the Council will not be able to allow Bayham Place to be blocked for any significant amount of time, due to the servicing needs for surrounding sites. A more detailed CMP will be required once a Principal Contractor has been appointed. This should consider the following points:

- Construction vehicle routes to and from the site should make the most efficient use of the highway network in the Central London Area. Such routes will require discussion with Highways Management.
- The proposed works are likely to generate a number of workers on the site at any given time. We will expect the Principal Contractor to prepare travel planning guidance so as to encourage workers to use sustainable transport instead of private motor vehicles.
- Various highways licences may need to be obtained from the Council prior to works commencing on site (e.g. temporary parking bay suspensions, scaffolding licence, hoarding licence, crane licence etc).
- Traffic congestion is already a significant problem in this part of the Borough, particularly during morning and afternoon/evening peak periods. Richard Cobden Primary School is in close proximity to the site. CPG7 requires us to restrict vehicle delivery times to 9:30 am to 3pm Monday to Friday during term time. This is to minimise the interaction with construction vehicles with pupils and parents attending the school.
- Details will be required to describe how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any Banksman arrangements.
- The site will need to be registered with the Considerate Constructors Scheme. We will also expect the proposed works to be undertaken in accordance with the best practice guidelines in TfL's Standard for Construction Logistics and Cyclist Safety (CLOCS) scheme.

7.153. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any demolition or construction works commencing on site.

7.154. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. Therefore, if planning permission is granted a CMP should be secured as a Section 106 planning obligation. This would provide a mechanism to manage/mitigate the impacts which the proposed development would have on the local area.

7.155. A CMP Implementation Support Contribution of £7,564.50 would also need to be secured as a Section 106 planning obligation if planning permission is granted.

7.156. Servicing

- 7.157. Servicing for the proposed site would be conducted to the rear of the building on Bayham Place, this includes food/drinks deliveries and refuse collections. Bins will be stored at all times on site in a designated area, which will be made accessible by a member of staff once a week for collection.
- 7.158. Bayham Place is not a through road with limited turning space, which is sufficient room for the required 4.5 ton medium transit vans to enter and exit in a forward gear, however the 10 metre refuse vehicle will need to reverse from Bayham Street into Bayham Place. Bayham Street is southbound only, with a generous 4.5 metres for each of the two lanes, because of the ample manoeuvring room it is not considered that the refuse vehicle would present a danger while reversing in for collections.
- 7.159. The applicant has provided the predicted servicing trip generation (please see table below). This is considered a reasonable prediction for a site of this size and use, with the only additional servicing trips generated being 3 refuse collections a week.

Maximum Delivery & Servicing Trip Generation Per Day

Delivery Type	Vehicle Type	Indicative Approx. Time	No of Deliveries per day	Average Loading Duration
Fresh food & drink	4.5T medium transit van	11:00 & 15:00	2	6-10 mins
Frozen food	4.5T medium transit van	14:00	1	6-10 mins
Consumables	4.5T medium transit van	10:30	1	6-10 mins

- 7.160. Based on this, the impact of the site would not be significant and a Service Management Plan would not be required.
- 7.161. Highway and Public Realm Improvements directly adjacent to the site
- 7.162. Development requiring works to the highway following development will be secured through planning obligation with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces (policy A1).
- 7.163. While there are no major alterations to the public highways as part of this proposal, additional visitor cycle parking would be required. This could be accommodated on Crowndale Road, but would be subject to public consultation. The cost of this alteration would be included in the highways quote. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation. This would allow the proposal to comply with Camden's Local Plan Policy A1. An estimate has been provided by the Council's Highways team and would form part of the S106 if planning permission is granted.
- 7.164. London Underground Assets
- 7.165. Part of the site is above London Underground Mornington Crescent station box and Northern line tunnels. Therefore any works (i.e. demolition, piling, construction) above/in close proximity to LU assets would need to be approved by London

Underground Infrastructure Protection. A condition is recommended requiring detailed design and construction method statements including piling (temporary and permanent) to include measures to prevent and minimise the potential for damage to London Underground infrastructure to be submitted and approved before the development commences.

7.166. **Sustainability**

7.167. The Council expects non-domestic developments of 500sqm of floorspace or above to achieve “Excellent” in BREEAM assessments. The new build private members club will achieve BREEAM Excellent with a preliminary score of 74.5%, therefore meeting policy requirements. The private members club will also meet policy requirements for minimum energy, water and materials scores (70% of energy credits, 75% of water credits, and 71% of materials credits). A post construction sustainability assessment demonstrating the new build private members club achieves a BREEAM “Excellent” rating would be secured by legal agreement.

7.168. The refurbishment of the Hope and Anchor Pub will achieve BREEAM Very Good with a preliminary score of 66.8%. While there is a small shortfall for the refurbishment of 3.2%, in this instance officers are satisfied that efforts have been made to target as close as possible to Excellent. Nevertheless, the applicant is strongly encouraged to make every effort to achieve additional potential credits to enable the Refurbishment to achieve Excellent.

7.169. The following low carbon technologies are proposed:

- Mechanical Ventilation Heat Recovery
- High efficiency lighting with automatic controls
- Air Source Heat Pump
- Solar PV
- Efficient gas boiler

7.170. The overheating assessments show that active cooling is necessary for the development to reduce overheating risk. Some passive measures have been implemented to reduce cooling requirements and cooling will be zone controlled. The roof lobby is a glazed structure therefore overheating risk in this element of the building is high. Some measures have been undertaken to reduce risk of overheating e.g. very low g-values (0.28) and motorised shades, but due to the proportion of glazing used within the design there is a limit on what can be achieved.

7.171. Energy and renewables

7.172. Policy CC1 expects developments to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. The proposal includes Solar PV (15 PV panels) and an Air Source Heat Pump. The solar PV would be sited on the roof of Koko (at the corner of Crowndale Road and Camden High Street). A detailed PV layout would be secured by condition. In addition, a condition would be included requiring the submission of details to show the impact on the listed building of any new penetrations, chasing or boxing of service runs. There would be a shortfall in CO2

reduction through renewable energy from the policy requirement. However officers are satisfied that the maximum achievable solar PV and air source heat pump capacities have been incorporated on this constrained site. The energy provisions would be secured via legal agreement to show a reduction of 9.4% beyond the existing building baseline and a 2.2% reduction through renewables.

7.173. Decentralized energy network

7.174. There are no existing networks within (500m) of the scheme. There is a potential network within 1km of the site whilst two areas of decentralised energy potential are highlighted within close proximity. A connection is not currently possible, however, the private members' club scheme will be made 'connection ready' through appropriate specification of domestic hot water service and distribution network. Details of the future proofing would be secured through the legal agreement.

7.175. **SUDS**

7.176. The London Plan (policy 5.13) requires development to utilise sustainable urban drainage systems (SUDS) to achieve greenfield run-off rates wherever feasible (and a minimum 50% reduction in run off rates) and ensure that surface water run-off is managed as close to its source as possible (following the drainage hierarchy set out in policy 5.13 of the London Plan). The applicant has submitted the Council's Surface Water Drainage Pro-forma.

7.177. The proposed SUDS is in the form of blue and green roofs. The total of this attenuated areas is approximately 325sqm. Both blue and green roofs are designed to intercept and retain precipitation, reducing the volume of runoff and attenuating peak flows. Rainwater harvesting is not considered feasible due to space constraints. The applicant is targeting 50% reduction in run-off for the new build catchment only, due to the constraints of the existing building. This is considered acceptable. Details of the SUDS measures (including maintenance plan) would be secured by condition.

7.178. **Ecology**

7.179. The submitted ecological report included an Initial Site Survey (Phase 1 Habitat survey), which identified the habitat types present. A protected species risk assessment was also undertaken on site, which included an inspection of existing building facades and roof for features that could be used by roosting bats or nesting birds.

7.180. No features were observed which were considered to have potential for roosting bats. No further surveys have been recommended. There were no nesting birds observed during the site survey and the site was considered not to have habitat suitable for nesting birds.

7.181. The proposal includes a 45sqm green roof on the flat mansard roof above the Hope and Anchor. The recommendations for ecological enhancements included in the submitted assessment include native planting (or planting that will otherwise benefit wildlife) on the proposed terraces and installation of a deadwood loggery (to

provide habitat for invertebrates) on the green roof. These recommendations would be welcomed for their biodiversity benefits. Details of the biodiverse green roof and the ecological enhancements would be secured by condition.

7.182. **Planning obligations**

7.183. Open space

7.184. Developments of 500sq m or more of any floorspace that are likely to increase the resident, worker or visitor populations of the borough are expected to contribute towards open space, outdoor sport and recreation facilities. A contribution in these circumstances would be based on:

- capital cost of providing new public open space;
- cost of maintenance for the first 5 years; and
- cost for the open space team to administer the contribution and design schemes.

	Capital cost	Maintenance	Design and Project Management
Commercial			
Per 1,000sqm	£1,265	£1,284	£152

7.185. As the development would provide 673sqm of additional floorspace, a contribution of £1817.76 would be required. This would be secured by legal agreement.

7.186. Employment and local procurement

7.187. In line with Policy E1, major schemes are expected to produce an Employment and Training Strategy which would be secured through a Section 106 agreement. This is particularly important given the loss of employment floorspace. The following would therefore be secured by legal agreement:

- The applicant is required to work to a target of 20% local recruitment when recruiting for construction-related jobs as per clause 8.28 of CPG8.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the Kings Cross Construction Skills Centre for a period of 1 week before marketing more widely.
- The applicant should provide a specified number (to be agreed) of construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Kings Cross Construction Skills Centre.
- The applicant should recruit 1 construction apprentice per £3million of build costs, and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's Kings Cross Construction Skills Centre.
- The applicant must also sign up to the Camden Local Procurement Code, as per section 8.3 of CPG8.

- The applicant should deliver at least 1 supplier capacity building workshop/Meet the Buyer event to support Camden SMEs to tender for construction contracts in relation to the development.
- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

7.188. In accordance with CPG 8.33, as the end use occupier is known, we will also seek the applicant's agreement to a package of employment and training opportunities such as end use apprenticeship and work experience placements, at Koko, the Hope & Anchor and the Private Members' Club. These should be secured via a S106 legal agreement and include:

- The applicant to provide a rolling programme apprentice recruiting a year in line with CPG8 clause 8.33, to be recruited through the Council's Economic Development Team. The applicant is expected to recruit 2 apprentices per year for a period of 5 years. The apprenticeships could relate to a range of types of roles (examples include hospitality, business administration, customer service and sound engineer).
- The applicant to provide a rolling programme of work experience placement provision within the completed development. The applicant should provide a specific number (to be agreed) of non-construction work experience placement opportunities. Recruitment for non-construction work experience placements should be conducted through the Council's Economic Development team.
- The applicant work with local employment support providers, including Somers Town Job Hub and West Euston Partnership, to promote end-use employment opportunities.

7.189. **Mayor of London's Crossrail CIL and Camden's CIL**

7.190. The proposal would be liable for both the Mayor of London's CIL and Camden's CIL as the development involves the addition of more than 100sqm of commercial floorspace. The Mayoral CIL rate in Camden is £50 per sqm and Camden's CIL is £25 per sqm (Zone B – other commercial uses). The CIL would be calculated on the uplift in floorspace (673sqm). Based on the Mayor's CIL and Camden's CIL charging schedules and the information given on the plans the charge is likely to be £33,650 (673sqm x £50) for Mayoral CIL and £20,190 (673sqm x £30) for Camden's CIL. The CIL will be collected by Camden and an informative will be attached advising the applicant of the CIL requirement.

8. CONCLUSION

- 8.1. The proposed scheme would provide of a mix of uses that would complement and enhance Koko as a leading cultural attraction. A package of employment measures would be secured by legal agreement. In addition the private members club would offer 25 free memberships per year to Camden entrepreneurs identified through local business support providers such as the Camden Collective. This would be secured by legal agreement. The provision of a private members club in a

highly accessible location within the Camden Town 'town centre' is supported by policy TC4.

- 8.2. The proposals bring multiple heritage benefits to the historic theatre and have the support of Historic England and the Theatres Trust. The proposals for the flytower volume would bring historic spaces into use 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 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.
- 8.3. 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. As such the new proposals, in comparison to the extant permission, would better conserve the character and appearance of the Camden Town conservation area.
- 8.4. 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). In terms of sunlight at 48-56 Bayham Place, the submitted daylight and sunlight report shows that slightly higher levels in all test locations will be received as compared to the consented scheme.
- 8.5. The predicted noise from the terraces was assessed under the previous application (2016/6959/P) and considered to be acceptable. The use of the terraces is broadly comparable and the number of people using the terraces would be the same. The use of the terraces would be controlled by condition. An operational management plan for the private members club would be secured via legal agreement. These measures ensure neighbouring amenity would be protected. A review mechanism for the operational management plan would be included in the legal agreement.
- 8.6. Planning Permission is recommended subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:-
 - Discounted Memberships to local entrepreneurs and start-ups
 - Basement Construction Plan
 - Construction Management Plan
 - CMP implementation support contribution £7,564.50
 - Highways contribution £37,431.47
 - Sustainability Plan
 - Energy efficiency plan
 - Decentralised Energy Networks Future Proofing
 - Deferred Policy H2 Housing Contribution (maximum payment in lieu of £304,373)

- Employment and Training
- Local procurement
- Operational Management Plan
- Parks and Open Space Contribution £1817.76
- Car free
- Travel plan and monitoring £6,244
- Private members club and Koko music venue to operate together
- Noise management plan
- School liaison plan

9. LEGAL COMMENTS

9.1. Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): **2017/6058/P**

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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

Supporting documents: 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; Draft Construction Management Plan dated 17th October 2017; Daylight and Sunlight Report prepared by GVA dated October 2017; Delivery and servicing management plan prepared by ADL Traffic Engineering dated October 2017; Transport statement prepared by ADL Traffic Engineering dated October 2017; Travel plan prepared by ADL Traffic Engineering dated October 2017; Economic Statement prepared by Indigo Planning dated October 2017; Statement of Community Engagement Addendum; Planning and Listed Building Statement prepared by Indigo Planning dated October 2017; Heritage statement prepared by Stephen Levrant Heritage Architecture dated October 2017; Economic Viability Appraisal prepared by ULL Property dated 27th October 2017; Air quality Assessment prepared by RSK dated October 2017; Designing out Crime- Addendum -Option B (including access drawings); Appendix H - Drainage Strategy Report rev.02 prepared by Heyne Tillett Steel dated January 2018;; Overheating Analysis Koko Private Members' Club prepared by Eight Associates dated 11/08/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 21/12/2017; BREEAM 2014 Refurbishment & Fit Out prepared by Eight Associates dated 18.10.2017; BREEAM 2014 New Construction prepared by Eight Associates dated 18.10.2017; BREEAM Ecology report prepared by Eight Associates dated 23/10/2017; Biodiversity Management Plan prepared by Eight Associates dated 24/10/2017; Rapid Health Impact Assessment dated 31/08/17; Schedule of works Rev A prepared by Archer Humphryes Architects dated October 2017; Noise Emission Assessment prepared by Scotch Partners dated October 2017; GIA & GEA Area Schedule prepared by Archer Humphryes Architects dated 08/12/17; Operational Management Plan prepared by Indigo dated October 2017

Reason: For the avoidance of doubt and in the interest of proper planning.

- 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) Plans, elevation and section drawings at 1:10 (and moulding or glazing-bar profiles at 1:2) of all new windows and doors to historic openings and to the new mansard roof of the Hope & Anchor.
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels of those materials (to be provided on site).
 - c) Plans and elevations to show location of CCTV cameras
 - d) Plans, elevations and sections of landscaping screens to terraces (including

maintenance plan and species)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum that can be achieved. The noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Façade Glazing - glare

Prior to the commencement of the relevant part of the development, details of suitable façade glazing, lighting periods within the sky lobby and new external areas and mitigation measures to minimise light trespass, glare and sky glow from internally transmitted or reflected artificial light shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 Mechanical Ventilation

Prior to the commencement of works on the relevant part of the development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CC4 of the London Borough of Camden Local Plan 2017 and policy 7.14 of the London Plan.

- 8 Air quality monitoring should be implemented on site. No development shall take place until full details of the air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of the relevant part of the development, full details of a biodiverse, substrate-based extensive living roof, of a minimum area size 45.08m², shall be submitted to and approved in writing. The design, planting and maintenance scheme should be informed by the BREEAM Ecology Report and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m² and a minimum of 24 native plant species. E. Details of additional habitat structures, including at least one deadwood loggery. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and climate change adaptation in accordance with policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 Designing out Crime

Before the first occupation of the development, the security details as set out Designing out crime in the Designing out Crime - Addendum hereby approved shall be provided in full and retained and maintained as such thereafter.

Reason: To provide safer environments and contribute to community safety in accordance with policies C5 and D1 of the London Borough of Camden Local Plan 2017.

- 11 Sustainable urban drainage:

The sustainable drainage system as per the approved Drainage Strategy Report Rev.02 prepared by Heyne Tillett Steel dated January 2018 shall be designed in detail and installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that

flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve a 50% reduction in run-off rate for the new build elements. The system shall include 9 m3 attenuation in the form of approximately 280 m2 blue roofs and approximately 45 m2 green roof, and flow control provision, as stated in the approved drawings and shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 12 Prior to commencement of works on the relevant parts of the development, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 13 No impact piling until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CC3 of the London Borough of Camden Local Plan 2017.

- 14 The cycle store for 10 cycles hereby approved shall be provided in its entirety prior to the first occupation of the hotel, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 15 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 No music shall be played in the rooftop bar and restaurant or private members club hereby approved in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 17 Sky lobby soundproofing

Prior to the commencement of the relevant part of the development, details of soundproofing for the glazed rooftop restaurant and bar ('sky lobby') shall be submitted to and approved in writing by the council. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. The details of soundproofing shall demonstrate the following noise levels would be met:

Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq' 5min shall not increase by more than 5dB*

Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq' 5min shall not increase by more than 3dB*

Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 18 The 4th floor terraces facing Crowndale Road shall not be used for eating, drinking or public / private entertainment of any kind between 23:00 hours and 08:00 hours Monday to Wednesday, between 24:00 hours and 08:00 hours Thursday to Saturday and between 22:30 hours and 08:00 hours on Sundays and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 19 The 3rd floor terrace (at the corner of Bayham Street and Bayham Place) shall not be used for eating, drinking or public / private entertainment of any kind between 22:30 hours and 08:00 hours Monday to Wednesday, between 23:00 hours and 08:00 hours Thursday to Saturday and between 22:00 hours and 08:00 hours on Sundays and public holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 20 The external noise level emitted from entertainment at the development hereby approved shall meet the minimum that can be achieved Amber noise criteria set in The Camden Local Plan, Table D at the nearest and/or most affected noise sensitive premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 21 Air Quality Measurements

Prior to the commencement of development, details of air quality measurements shall be submitted to and approved by the local planning authority in writing. These shall include:

A) short-term measurements for NO₂ and PMs and/or producing estimates from annual means using approved estimation methodology including consideration of exposure and possible mitigation measures for future building occupants and visitors queuing outside the property. This shall include details of any mitigation recommended. Any mitigation required shall be implemented before the use commences and shall be maintained thereafter.

B) Transport emissions and Transport Emission Benchmarks calculated according to the methodology document 'Air Quality Neutral Planning Support Update: GLA 80371' (Apr 2014), taking account of all the uses within the development hereby approved, to show compliance with Air Quality Neutral.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan Policies.

- 22 London Underground Infrastructure

None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent) to include measures to prevent and minimise the potential for damage to London Underground infrastructure, have been submitted to and approved in writing by the local planning authority in consultation with London Underground Infrastructure Protection. Any development must be undertaken in

accordance with the terms of the approved construction method statement.

Reason: In order to protect London Underground Infrastructure in accordance with Policy T3 of the London Borough of Camden Local Plan 2017.

23 Air Source Heat Pumps

Prior to commencement of works on the relevant parts of the development, detailed plans showing the location and extent of air source heat pumps and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The heat pumps shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan 2017.

24 Landscape including biodiversity enhancements:

Prior to the commencement of the relevant part of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Such details shall include native planting for biodiversity to enhance local opportunities for wildlife, in line with recommendations in the BREEAM Ecology Report. Further guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, and to enhance biodiversity in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

25 The Hope and Anchor PH shall not be open to members of the public between 24:00 hours and 07:00 hours Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based

on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £33,650 (673sqm x £50) for Mayoral CIL and £20,190 (673sqm x £30) for Camden's CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

- 2 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, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 You are advised that any signage or lighting is likely to require the submission of a further application. Advertisement consent may be required for the display of signs, planning permission for the erection of lights and listed building consent would be required for any signs or lights attached to the listed building.
- 7 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit

is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

- 8 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 9 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.
- 10 The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.
- 11 Surface Water Drainage - Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.
- 12 Biodiversity Data Informative:
You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

Conditions and Reasons: **2017/6070/L**

- 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 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).
- 2 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.
- 3 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.
- 4 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.