

Application ref: 2018/3086/L
Contact: Colette Hatton
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Date: 8 May 2019

Development Management
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Indigo Planning
Aldermary House 10-15 Queen Street London EC4N
1TX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Koko
1A Camden High Street
London
NW1 7JE

Proposal:

Installation of retractable acoustic baffles at high level above the stage - A new four-post trussed independent structure will be built over the stage area to support the lighting. The four-post trussed frame will be supported on 4no brick piers, which will be located at sub-basement level in the back of house storage areas. - New air handling unit (AHU) and attenuator overstage. Existing secondary steel beams (non-original) are to be relocated to support the new MEP units.

Drawing Nos: Application form, Location Plan(1)(2), Location Plan(2), let.028.SR.JM The Hope Project LBC covering letter(1)(2), Product - www.erig.co.uk tomcat md plated(2), KOKO Schedule of Works Part 1_Rev C(2), KOKO Schedule of Works Part 2_Rev C_Part1(2), KOKO Schedule of Works Part 2_Rev C_Part2(1)(2), KOKO Schedule of Works Part 3_Rev C(2), KOKO Schedule of Works Part 3A_Rev C_Part1(2), KOKO Schedule of Works Part 3A_Rev C_Part2(2), Hutton+Rostron - Investigation of the Fly Tower Roof Draft (optimized)(2), EXTREME RIGGING BASIC METHOD STATEMENT KOKO 2018(2), 180613 - KOKO Flytower - Justification of Works(2), 1444 - The Hope Project - Listed Building Consent Statement(2), 1444 - P200 - T2(2), 1444 - P090 - T2(2), 1444 - P080 - T2(2), Existing Section DD(2), Existing Section CC(2), Existing Section AA(2), Existing LBF Plan(2), Existing GF Plan_Rev A(2), Existing BF Plan(2), Existing 4F Plan(2), Existing 3F Plan_Rev A(2), Existing 2F Plan_Rev A(2), Existing 1F Plan_Rev A(2), AHA-KKC-PR-303 [C] Section

DD_Rev C, AHA-KKC-PR-302 [A] Section CC_Rev A, AHA-KKC-PR-300 [C] Section AA_Rev C(2), AHA-KKC-GA-104 [D] Proposed 4F Plan_Rev D(2), AHA-KKC-GA-103 [F] Proposed 3F Plan_Rev F(2), AHA-KKC-GA-102 [E] Proposed 2F Plan_Rev E(2), AHA-KKC-GA-101 [D] Proposed 1F Plan_Rev D(2), AHA-KKC-GA-100 [C] Proposed GF Plan_Rev C(2), AHA-KKC-GA-099 [E] Proposed BF Plan_Rev E(2), AHA-KKC-GA-098 [D] Proposed LBF Plan_Rev D(2), AHA-KKC-GA-001 [-] Proposed Site Plan(2), AHA-KKC-EX-0002 [-] Site Plan(2), AHA-KKC-EX-0001 [-] Location Plan.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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: Application form, Location Plan(1)(2), Location Plan(2), let.028.SR.JM The Hope Project LBC covering letter(1)(2), Product - www.erig.co.uk tomcat md plated(2), KOKO Schedule of Works Part 1_Rev C(2), KOKO Schedule of Works Part 2_Rev C_Part1(2), KOKO Schedule of Works Part 2_Rev C_Part2(1)(2), KOKO Schedule of Works Part 3_Rev C(2), KOKO Schedule of Works Part 3A_Rev C_Part1(2), KOKO Schedule of Works Part 3A_Rev C_Part2(2), Hutton+Rostron - Investigation of the Fly Tower Roof Draft (optimized)(2), EXTREME RIGGING BASIC METHOD STATEMENT KOKO 2018(2), 180613 - KOKO Flytower - Justification of Works(2), 1444 - The Hope Project - Listed Building Consent Statement(2), 1444 - P200 - T2(2), 1444 - P090 - T2(2), 1444 - P080 - T2(2), Existing Section DD(2), Existing Section CC(2), Existing Section AA(2), Existing LBF Plan(2), Existing GF Plan_Rev A(2), Existing BF Plan(2), Existing 4F Plan(2), Existing 3F Plan_Rev A(2), Existing 2F Plan_Rev A(2), Existing 1F Plan_Rev A(2), AHA-KKC-PR-303 [C] Section DD_Rev C, AHA-KKC-PR-302 [A] Section CC_Rev A, AHA-KKC-PR-300 [C] Section AA_Rev C(2), AHA-KKC-GA-104 [D] Proposed 4F Plan_Rev D(2), AHA-KKC-GA-103 [F] Proposed 3F Plan_Rev F(2), AHA-KKC-GA-102 [E] Proposed 2F Plan_Rev E(2), AHA-KKC-GA-101 [D] Proposed 1F Plan_Rev D(2), AHA-KKC-GA-100 [C] Proposed GF Plan_Rev C(2), AHA-KKC-GA-099 [E] Proposed BF Plan_Rev E(2), AHA-KKC-GA-098 [D] Proposed LBF Plan_Rev D(2), AHA-KKC-GA-001 [-] Proposed Site Plan(2), AHA-KKC-EX-0002 [-] Site Plan(2), AHA-KKC-EX-0001 [-] Location Plan.

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

Informative(s):

- 1 1 Camden High Street, now known as Koko but formerly the Camden Palace Theatre, is a grade II listed building built in 1900-1901 by WGR Sprague. The principal façade is symmetrical in a Baroque pastiche style. The building is set over four floors with a large copper dome at roof level. The interior is symmetrically planned with an elaborate foyer with pilasters and moulded ceilings. There is a cantilevered dress circle and balcony with a mixture of baroque and rococo ornament. The building is currently being refurbished, various ceilings above the stage have been removed to reveal the flytower. This has affected the acoustic properties of the theatre, the application is therefore to introduce an acoustic baffle and to rationalise the ventilation ducts above the stage.

The proposed acoustic baffle is supported by a four post truss frame that is supported by brick piers at basement and lower basement level. The acoustic baffle is retractable and can be adapted to suit the requirements of the various performances taking place at the theatre. Lighting can also be attached to the trusses, improving the quality and variety of the lighting. The trusses and baffle will not impact any historic fabric. The brick piers and truss will have some visual impact, however as the acoustic and visual performance of the theatre will be dramatically improved, this outweighs the slight visual intrusion.

The rationalisation of the ventilation ducts above the stage will improve the views of the flytower and will not have an impact on the significance of this part of the listed building.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

The Theatre Trust has responded to the proposals and supports the application.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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).

- 3 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.
- 4 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer