

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

Application Ref: **2019/0695/L**  
Please ask for: **Colette Hatton**  
Telephone: 020 7974 **5648**

13 May 2019

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**1 A Camden High Street**  
**London**  
**NW1 7JE**

# DECISION

Proposal:

Temporary propping works.

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

Executive Director Supporting Communities



[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 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 Local Plan 2017.

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. During the refurbishment works a beam supporting to the copper dome was uncovered and was found to be severely eroded. The erosion of the beam has affected the stability and safety of the dome, temporary propping works have therefore taken place. This application is for retrospective consent for the props.

The temporary prop has been inserted into each floor in the form of a box frame with horizontal and vertical columns. The box frames are aligned on the floors to adequately support the weight of the dome and carry the load down to a concrete slab at basement level.

The dome is secured as a result of the propping and very little fabric will be harmed.

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.

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:

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

Yours faithfully

Director of Regeneration and Planning