

Mr Jamie Bryant
Indigo
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Application Ref: **2019/2296/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

3 July 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

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

Proposal: Non-material amendment to planning permission 2017/6058/P dated 02/05/2018 (as amended by 2018/4035/P dated 08/03/2019) for 'redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class SG) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street, and 74 Crowndale Road (façades retained), including enlargement of basement / sub-basement, mansard roof extension (74 Crowndale Road), creation of terraces and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (SG)' approved; namely:

Installation of new smoke outlet vent to Bayham Street pavement and repurposing of pavement light to Crowndale Road for smoke ventilation

Drawing Nos:
Superseded: AHA/KKC/GA/: 099 H; 100 F; 098 F

Revised: AHA/KKC/DET/: 513; 510; 512; 514; 511; Letter prepared by Indigo dated 30/0/19; AHA/KKC/GA/: 099 J; 100 H; 098 H



The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2017/6058/P shall be replaced with the following condition:

REPLACEMENT CONDITION 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 H; GA/099 J; GA/100 H; GA/101 H; GA/102 H; GA/103 I; GA/104 G; GA/105 D; PR/200 C; GA/201 D; GA/202 D; GA/203 D; PR/300 D; PR/301 B; PR/302 B; PR/303 D; PR/306 A; PR/309 B; PR/310 B; DET/500; DET/530; DET/580; PR 210; PR 211; PR 212; PR 213; GA/311 C; 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; Letter prepared by Indigo dated 17/8/18; Justification For Works prepared by Archer Humphryes Architects dated Aug 2018; Structural Methodology Statement prepared by Heyne Tillett Steel dated Aug 2018; AHA/KKC/DET/: 513; 510; 512; 514; 511; Letter prepared by Indigo dated 30/0/19;

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

Informative(s):

1 Reason for granting permission


Individually and cumulatively, the changes are relatively minor consisting of a new smoke outlet vent to Bayham Street and the repurposing of the pavement light on Crowndale Road to provide smoke ventilation. These changes are to assist the smoke ventilation strategy for the existing sub-basement. Conservation and transport officers have reviewed the submission.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2017/6058/P dated 02/05/2018 (as amended by 2018/4035/P dated 08/03/2019). In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 02/05/2018 under reference number 2017/6058/P and is bound by all the conditions and obligations attached to that permission

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer

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