

<b>Address:</b>	Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place London NW1 7JE		<b>4</b>
<b>Application Number:</b>	2016/6959/P	<b>Officer:</b> David Peres Da Costa	
<b>Ward:</b>	Regents Park		
<b>Date Received:</b>	16/12/2016		
<b>Proposal:</b> 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, 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).			

**Background Papers, Supporting Documents and Drawing Numbers:**

Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E; DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

Supporting documents: Planning and Listed Building Statement Appendices; Energy Statement prepared by StromaTech dated 13/12/2016; Sustainability Assessment prepared by StromaTech dated 13/12/2016; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Noise impact assessment prepared by Big Sky Acoustics dated 16<sup>th</sup> December 2016; Draft Construction Management Plan dated 1<sup>st</sup> December 2016; Daylight and Sunlight Report prepared by GVA dated November 2016; Delivery and servicing management plan prepared by ADL Traffic Engineering dated December 2016; Transport statement prepared by ADL Traffic Engineering dated December 2016; Travel plan prepared by ADL Traffic Engineering dated December 2016; Economic Statement prepared by Indigo Planning dated December 2016; Draft Hotel Management Plan; Statement of Community Engagement; Planning and Listed Building Statement prepared by Indigo Planning dated; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Economic Viability Appraisal prepared by ULL Property dated December 2016; Bat survey – preliminary roost assessment prepared by Arbtech dated 05/02/2017; Air quality Assessment prepared by Burke Hunter Adams dated February 2017; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Designing out Crime-Addendum (including access drawings); Appendix K – Drainage Strategy Report rev 2 prepared by Heyne Tillett Steel dated March 2017; Draft Hotel Management Plan; Independent Viability Review prepared by BPS dated 23<sup>rd</sup> February 2017; Overheating Analysis Koko Hotel prepared by Eight Associates dated 13/03/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 13/03/2017; BREEAM 2014 feasibility study for Refurbishment prepared by Eight Associates dated 06/03/2017; BREEAM 2014 Assessment for Hotel Extension prepared by Eight Associates dated 28.02.2017

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

<b>Date of Application:</b>	16/12/2016	<b>5</b>
<b>Application Number:</b>	2016/6960/L	

**Proposal:** Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building with basement to provide 32 bedroom hotel, 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.

**RECOMMENDATION SUMMARY:** Grant conditional listed building consent

**Applicant:** Vevil International Limited and Obar Camden

**Agent:** Indigo Planning

1A Camden High Street  
London  
NW1 7JE

87 Chancery Lane  
London  
WC2A 1ET

## 1 ANALYSIS INFORMATION

### Land Use Details:

	Use Class	Use Description	Floorspace (GEA)
Existing	D2	Assembly and Leisure	5877m <sup>2</sup>
	B1	Office	387m <sup>2</sup>
	A4	Drinking establishments	610m <sup>2</sup>
Proposed	D2	Assembly and Leisure	4980m <sup>2</sup>
	C1	Hotels and hostels	2971m <sup>2</sup>
	<b>TOTAL INCREASE (GEA)</b>		1377m <sup>2</sup>

## 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.
- 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. 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 with basement to provide a 32 bedroom 'boutique' hotel (Class C1) wrapping around two sides of the stage house of Koko (to the north and east). 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 hotel ('Sky Lobby'), and conversion of the Koko dome to a private bar. 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.
- 2.2. The existing flytower would be converted to a recording studio and hotel use (the 'Artist's and Executives' suite) while retaining the original theatre equipment. The lower level of the suite, would be utilised for overnight accommodation for artist's and executive guests. The suite would have an adjacent recording studio, separate kitchen facilities and rooftop amenity space. The suite would be available for hire. These flexible spaces could also be utilised as additional rehearsal or promotional space.
- 2.3. The Hope and Anchor, 74 Crowndale Road would be retained and a mansard roof extension would be erected at 3<sup>rd</sup> floor level. In addition the proposal includes a change of use of 74 Crowndale Road from pub (Class A4) to hotel (Class C1). The

ground floor of the Hope & Anchor PH would be converted to an ancillary restaurant / bar for the hotel.

- 2.4. The proposal includes the creation of terraces at 3rd and 4th floor level. At 3<sup>rd</sup> level there would be a 16.5sqm terrace accessed from a hotel bedroom. At 4<sup>th</sup> floor level there would be an 89.4sqm hotel roof terrace (to the north east corner of the site) facing towards Bayham Street and Bayham Place. On the Crowndale Road elevation (south elevation) there would be 2 further terraces at 4<sup>th</sup> floor level. A 62.5sqm terrace serving the 'Artist's and Executives' suite and 61.3sqm terrace serving the rooftop bar and restaurant ('Sky Lobby'). The suite terrace and rooftop bar and restaurant terrace would be connected by a stair.

### 3. RELEVANT HISTORY

#### 1 Bayham Street

- 3.1. **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
- 3.2. **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

- 3.3. **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.
- 3.4. 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.
- 3.5. 48 - 56 Bayham Place
- 3.6. **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
- 3.7. **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

3.8. 3-7 Bayham Street and 46 Bayham Place

- 3.9. **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. Resolved to grant subject to s106 agreement 08/02/2017 (the legal agreement has not been signed to date)

## 4. CONSULTATIONS

### Statutory Consultees

4.1. Historic England

- 4.2. Historic England was pleased to be involved in early discussions regarding these proposals prior to the formal submission of this application. We are pleased that the scheme reflects our discussions and the advice offered by our specialist staff. We, therefore, do not wish to offer any further comments on this occasion. This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

4.3. Theatres Trust

- 4.4. The Theatres Trust was involved in pre-application consultations and are pleased to see the plans have been revised to address many of the issues raised. We understand that the theatre's front of house facilities, foyers, bars, and auditorium will be left largely untouched and will remain in performance use. The proposal will, however, require alterations to the stage right boxes to connect the theatre to the hotel, convert the unused dome to an additional bar space and create a new stair connection to the rear of the gallery below. Of particular note are the planned repairs and restoration of the external elevations, including replacing boarded up and damaged windows and doors, and reinstatement of the cupula and original scooped parapet.
- 4.5. The main alterations and interventions proposed affect the area above the auditorium and behind the stage house and the stage house itself. This includes partial demolition of the dressing rooms, the building on the corner of Bayham Place and Bayham Street, and the internal structures of the former public house, and construction of hotel building over 6 levels wrapping around two sides of the stage house.
- 4.6. We understand the benefits of enclosing and converting the airspace above the theatre into useable floor space. There is precedent for this at the West End's Playhouse (1882, Gd II) and the Shaftesbury Theatre (1911, Gd II). The theatre is in a prominent location and the dome is a notable landmark in the area, and we appreciate that the design of the new roof top extension spanning the auditorium is

subservient to the dome and does not compete with it. Being predominantly glazed and set back from the edge behind a parapet has significantly reduced the potential visual impact of this extension, and its ability to be seen from street level. Four main structural columns will be inserted through the theatre to support the structure and we note these columns have been carefully located in secondary spaces to avoid interfering with the plasterwork or being visible from within the auditorium.

- 4.7. The biggest intervention within the existing theatre building is the creation of a hotel suite and recording studio on levels two and three in the stage house above the stage. We are pleased this is designed to be supported by a separate structure inserted into the stage house, with columns behind the proscenium arch and on the rear wall to avoid and minimise alterations to the stage house itself. This structure is, in theory, reversible and this is one of the Trust's requirements for supporting this application. We are aware that the upper part of the stage house has for a long time been blocked off from the stage just above the proscenium arch and this insertion stays within that confine. We are also pleased that the original stage flying equipment and the wooden grid will be celebrated and retained in situ and visible from the level below.
- 4.8. We are concerned about the proposed windows on level 2 of the KOKO suite and recording studio which provide a visual link into the auditorium. While we note the application states the openings have been carefully located to sit within the framed plaster panels, further detail is needed to show how this works and how it affects the appearance of the auditorium and the structural integrity of the surrounding plasterwork. Further details are also needed to demonstrate how the stage house fly tower will be sound proofed, when the statement notes the exposed brick will be retained.
- 4.9. Our main concern is with noise and vibration mitigation. We are keen to future proof the theatre as a live performance venue, and this is not usually compatible with a hotel or residential use. There is clear guidance in para 123 of the NPPF that existing businesses, such as live music venues, must not be affected by a change in the use of the development around it. We acknowledge the intent that the hotel will be mainly used by artists, crew and those attending the concerts, however at other times (such as during rehearsals and events), there is a risk this will conflict with general guests in the hotel and this could therefore affect the hotel's viability. It is therefore vital that the noise and vibration mitigation measures proposed ensure the hotel guests are not disturbed by the live performance in the theatre.
- 4.10. The Trust would also recommend that while undertaking these works, and to future proof the venue, consideration be given to making the stage accessible from the back of house areas for performers and crew with disabilities.
- 4.11. If Council is minded to permit the applications, we would expect a condition requiring the full recording of all the features being affected and altered, or any revealed during the works.

#### **Non-statutory Consultees**

- 4.12. Thames Water

#### 4.13. Waste Comments

- 4.14. 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.
- 4.15. With the information provided Thames Water, has been unable to determine the waste water infrastructure needs of this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request that the following 'Grampian Style' condition be applied - "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed". Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

#### 4.16. Water comments

- 4.17. On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.

### **Conservation Area Advisory Committee**

- 4.18. The Camden Town CAAC was consulted on 11/1/2016 but no response has been received.

#### 4.19. Adjoining Occupiers

<i>Total number of responses received</i>	3
<i>Number in support</i>	2
<i>Number of objections</i>	1

- 4.20. A site notice was displayed from 12/01/17 to 02/02/17 and the application was advertised in the local paper on 29/12/16.

- 4.21. Two letters of support were received, one from the owners of 48-56 Bayham Place and one from a person working at Greater London House. One letter (objecting to the hotel roof terrace to the north east corner) was received from the occupiers of 4 King's Terrace. The issues raised were as follows:



- no justification for this and it would add to a proliferation of roof terraces in the area which are already seriously damaging to the amenities of local residents.
- there would be significant and unwelcome overlooking of properties to the north of the proposed “hotel roof terrace” and potential for noise and disturbance.
- If the Council does resolve to permit it such a permission should be made subject to at least the following conditions: no artificial light; no barbeques or cooking; no use after 10.00 pm; no playing of music; a limit to the number of people on the terrace at any one time

## **5. POLICIES**

### **5.1. National and regional policy**

NPPF 2012

The London Plan March 2015, consolidated with alterations since 2011

### **NPPF**

### **5.2. Local Development Framework**

#### **Core Strategy and Development Policies**

Core Strategy Policies

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS7 Promoting Camden’s centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting High Quality Places and Conserving Our Heritage

CS15 Protecting and improving our parks and open spaces & encouraging biodiversity

CS16 Improving Camden’s health and well-being

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

Development Policies

DP1 Mixed use development

DP12 Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

DP13 Employment sites and premises

DP14 Tourism development and visitor accommodation

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP20 Movement of goods and materials

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden’s heritage

DP26 Managing the impact of development on occupiers and neighbours  
DP27 Basements and lightwells  
DP28 Noise and vibration  
DP29 Improving access  
DP31 Provision of, and improvements to, public open space and outdoor sport and recreation facilities  
DP32 Air quality and Camden's Clear Zone

**5.3. 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

**5.4. Camden Local Plan Submission Draft 2016**

- 5.5. The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

**5.6. Camden Local Plan Submission Draft 2016 Policies**

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  
E3 Tourism  
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. ASSESSMENT**

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

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

6.2. **Land Use**

6.3. Loss of office space

6.4. The application involves the loss of 337sqm of office floorspace (Class B1) within 1 Bayham Street and 65 Bayham Place. Policy DP13 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.

6.5. Prior approval was granted 31/03/2015 for the change of use from office (Class B1a) to residential (Class C3 comprising 3 x 2 bed flats) (ref: 2015/0542/P). Planning permission was subsequently refused (09/07/2015) for the conversion of existing office (B1a) to five residential units (2x1 bed, 2x2 bed and 1x3 bed) including a roof extension, a third floor extension and rear infill extensions (2015/2196/P). One of the reasons for refusal (reason 1) was related to the loss of the B1 office floorspace. The reason states 'the proposed development, in the absence of a justification demonstrating that the premise is no longer suitable for continued business use would result in the loss of employment floorspace contrary to policy'. Since that decision the premises have been stripped out of internal fixtures and fittings. The property was subsequently purchased by the applicant.

6.6. There is no evidence to suggest that the B1 floorspace is not suitable for continued use. Officers do not accept that there is a lack of demand for appropriately priced, sympathetically refurbished office space in Camden Town. It is also acknowledged

the application in its current form does not fully meet the requirements of policy DP13. Therefore, it is important that the feasibility of re-providing office accommodation within the proposed development is fully explored.

- 6.7. The applicant has assessed the feasibility of re-providing office accommodation within the proposed development. Specifically, the provision of co-working office accommodation at 1st floor level was investigated. A single floor of office accommodation would ensure the most efficient layout and use of the building. The proposed area amounted to 297sqm (NIA) with a range of office spaces including meeting rooms, private offices and co-working spaces (340sqm GIA if the stairs and lift areas are included).
- 6.8. However the re-provision of office floorspace within the site raises a number of issues. The creation of office uses at first floor level would have prejudiced the hotel offer by resulting in a compromised layout reducing the appeal of the hotel to guests. The inclusion of office floorspace would have a significant impact on the proposed development scheme, as it would result in the loss of 11 bedrooms, hotel back of house and staff space. If the current scheme were to include office accommodation, then the hotel could only offer 21 rooms and would lose 34% of its revenue that would have been generated by hotel uses.
- 6.9. The inclusion of the office accommodation would remove the linkage between Koko and the hotel at first floor, limiting the flow of hotel guests into the music venue to second floor only. The inclusion of office accommodation on the first floor would also limit the daytime operation of the venue in terms of practical uses such as band sound checking, matinee film showings, tea dances etc. This would significantly hinder the proposed operation of Koko.
- 6.10. A separate viability exercise was carried out by the applicant on a larger hotel scheme of 35 hotel bedrooms. The larger scheme was eventually reduced to the current 32 bed scheme, as a result of pre-application discussions with the Council's conservation officer. A 32 bed scheme was found to be the smallest scheme which remained feasible.
- 6.11. The applicant has explored the potential of incorporating office accommodation into the scheme, however, for the reasons set out above, it would not be feasible and would prejudice the delivery of a mix of uses that are considered to specifically complement and enhance Koko as a leading cultural attraction. The Economic Development team have reviewed the applicant's justification and accept the re-provision of office space would not be feasible in this instance. They acknowledge that the proposed scheme will provide employment opportunities through the hotel 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 6.140).
- 6.12. When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses

or community uses. However, in this case permanent residential floorspace would not be a compatible use given the proximity of the live music venue.

6.13. Proposed hotel

6.14. The application would create a 32 bedroom 'boutique' hotel (Class C1). The hotel would have a floorspace of 1445sqm. At ground floor level there would be reception, concierge, lobby and restaurant and bar space (within the existing Hope and Anchor Pub). There would be bedrooms at 1<sup>st</sup> to 3<sup>rd</sup> floor level with a suite located over two floors of the theatres flytower. The provision of smaller scale visitor accommodation in the Camden Town 'town centre' is supported by policy DP14 Tourism development and visitor accommodation. The hotel would be easily reached by public transport. The site has a high PTAL rating of 6b (excellent) and the hotel would be within 100 metres of Mornington Crescent underground station. Given the size of the hotel, it would not harm the balance and mix of uses in the area, local character, residential amenity or transport systems.

6.15. Koko would be the operators of the hotel. The applicant's intention is that guests would have a 'fully immersive and unique music experience' by being able to drink, dine, attend a concert and sleep at the same site.

6.16. **Mixed use policy**

6.17. Policy DP1 seeks to provide a mix of uses within developments in order to facilitate sustainable development and reduce the need to travel between homes, services and jobs. In Town Centres where more than 200 sqm (gross) additional floorspace is provided, we require up to 50% of all additional floorspace to be housing such that additional floorspace in residential use matches all the additional floorspace in non-residential use. The requirement to provide housing (policy DP1) combines with the affordable housing requirements of policy DP3 so that a proportion of the housing provided is affordable in accordance with the sliding scale. The Council requires secondary uses to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed.

6.18. Koko is a live music venue. Noise and vibration would be likely to have a harmful effect on the amenity of on-site housing. Likewise 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 mitigated 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.

6.19. 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 at the 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, waste storage facilities would erode the ability to fit all the elements of the hotel and food and beverage space within the site.

- 6.20. Notwithstanding the noise and vibration implications associated with providing housing adjacent to Koko, the incorporation of up to 688.5sqm 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.
- 6.21. Where a secondary use is appropriate for the area and cannot practically be achieved on site, the Council may accept an off-site contribution to secondary uses in the same area (paragraph 1.15 of policy DP1). 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).
- 6.22. Off-site provision
- 6.23. 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, Canteloves and St Pancras and Somers Town. The applicant identified 84 properties which have been tested on their availability, achievability and viability.
- 6.24. In terms of achievability, sites which are currently marketed for leasehold, were discarded from the search. Of the 84 sites identified, only 14 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. 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 1377sqm of additional floorspace. Applying policy DP1 would generate a housing requirement of 688.5sqm (50% of the uplift). The development does not generate an affordable housing requirement as this is less than 1000sqm. 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 would be £481,950 (£700 x 688.5sqm).
- 6.25. 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.
- 6.26. **Viability**
- 6.27. 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.

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

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

- 6.29. 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.
- 6.30. 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%).
- 6.31. 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).
- 6.32. 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.
- 6.33. Given the above, BPS agrees with the viability assessment that this scheme cannot sustain a financial contribution to housing.
- 6.34. Significant changes to viability are likely between the grant of planning permission and commencement, and between commencement and completion of the development. The Council seeks to negotiate deferred housing contributions for developments where the provision of housing falls significantly short of targets in Development Policies DP1 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 £481,950 (£700 x 688.5sqm). 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 but before the scheme is fully occupied. This would be secured by legal agreement.
- 6.35. **Design and Heritage**

6.36. The proposed development aims to secure the future of Koko as occupants of the Grade-II listed former Camden Palace Theatre and to expand its cultural and commercial presence to make it a London focus for international recording artists. Restoration and extension of the theatre's facilities would be complemented by the refurbishment of the Hope & Anchor public house, an important Camden Town Conservation Area landmark, as an associated hotel venue. The complex would occupy and reuse the urban block bounded by Camden High Street, Crowndale Road, Bayham Street and Bayham Place, and would retain and incorporate the facades of some characterful but vacant and dilapidated elements of the townscape.

6.37. Effect on Listed Building

6.38. 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.

6.39. *Restoration*

6.40. The proposals bring multiple heritage benefits to the historic theatre, with the advice and support of Historic England, the Victorian Society and the Theatres Trust, among others. Informed by Sprague's drawings and by early photographs of the completed theatre, windows and doors better reflecting the forms of those originally fitted would be installed, its paintwork refreshed, its stage door and windows in the flank elevation to Crowndale Road reopened, and the scalloped parapets which have been lost reinstated to restore some of the intended Baroque drama and verticality to the façade. The construction of the lost timber cupola from the dome to Sprague's designs would cap this restoration scheme.

6.41. *Demolition and removals*

6.42. Internally, alterations to the front-of-house areas would be conducted in the same restorative spirit, and would be light-touch, except in the stage-right boxes, which will see some fabric removed to provide for connections into the hotel and the function and recording rooms behind the stage. Back-stage, some dressing rooms and ancillary spaces between the stage and the Hope & Anchor would be demolished to make way for spaces ancillary to Koko or to the hotel. These spaces are not visible from the public realm, lack natural light (as is typical), have been altered and possess no decorative or architectural features of note, and as such contribute to the special interest of the theatre only in so far as they were ancillary to the original use. They would be replaced with spaces fit for new ancillary functions, and their loss could be sustained without harm.



- 6.43. Other limited areas of historic fabric would be removed in connection with the new public and semi-public spaces to be created in the upper levels of the theatre building: a portion of the structure of the dome and cladding to its rear, around an existing access door, would be removed to allow a new glazed access link; several slats in the flytower grid would be removed to permit views into the historically interesting rigging structure from the semi-public suite beneath; and limited portions of the parapet wall surrounding the slate-hung hipped roof of the flytower would be removed to allow access to a roof terrace from the same suite, without which, due to head heights, no external access would be possible. In each of these cases, the loss of limited amounts of low-grade historic fabric from areas never intended to be publicly visible is justified by the additional public access to these historically interesting areas of the listed building which would be permitted and the additional appreciation of its special interest that it would allow.
- 6.44. Openings would also be made through the brick walls of the flytower at second, third and fourth-floor levels, to allow connections between its new suite and the hotel circulation spaces. All openings in the flytower masonry would be controlled by condition, requiring submission of internal elevations. In addition this condition would require details of any proposed soundproofing to the flytower. The Theatres Trust notes the insertion of the new suites into the flytower replicates the reversibility of the existing ceilings and floors separating the rigging from the stage, and thus would not prejudice the possibility of returning the stage to theatre use in the distant future. By careful control of interventions to the fabric, the proposals for the flytower volume would bring historic spaces into use with minimal cost to heritage.
- 6.45. *Extensions and insertions*
- 6.46. The addition of a rooftop pavilion to the theatre is intended to tie the new hospitality functions to the live music spaces in the historic theatre without the need for more dramatic interventions in the fabric. The engineering requires minimal intervention in the fabric of the theatre at the four corners of the auditorium. A structural platform supported on four columns, above the existing roof of the auditorium, would accommodate the new soundproofing and servicing. The structural platform fixes the dimensions of the pavilion itself, which would have a hipped roof-form rising to a ridge higher than the flytower but much lower than the theatre dome. The stepping form of roof volumes this generates ensures subservience of the new rooftop extension to Sprague's elaborate roofline, and grows from the original stepping parapets of the western frontage, auditorium and stage house as viewed from ground level. The metal and glass frame of the pavilion is articulated to sit comfortably among the surrounding parapets, and references the Victorian tradition of glasshouses but also the Crittall-style fenestration used for the hotel's new elevations to Bayham Place. Balustrades and roof terraces at roof-level would be set inside parapets and over historic roof structures and are designed to minimise visibility from street level.
- 6.47. The creation of suites in the theatre flytower and over the theatre's backstage and loading elevation to Bayham Place would involve limited removal of the existing fabric (around the north and east elevations of the theatre) and would not disrupt

the theatre's historic circulation. It would introduce one main new core within the area of a lightwell between the theatre and the Bayham Street buildings. The theatre's service stairs, storage and plant currently rise in receding layers from Bayham Place. This plant would be removed along with areas of roofing along these levels to permit new floors of accommodation (accessed from the hotel's new circulation) to wrap over the top. This new accommodation makes ingenious use of these irregular areas. It would not be visible from anywhere south of Bayham Place and would be well below the parapet of the theatre's west front.

6.48. Setting of other listed buildings

- 6.49. 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.

6.50. Character and appearance of the Camden Town Conservation Area

- 6.51. In the same ways, the character and appearance of the Camden Town Conservation Area would be conserved by the proposals and in several views significantly enhanced. Restorations to the elevations of the theatre and the Hope & Anchor would enhance the special contributions these two buildings make to the character of the conservation area. The elevation of the block to Bayham Street is complex and of mixed quality. Two of the remaining nineteenth-century terrace facades (incl. 1 Bayham Street) would be retained, sitting slightly forward of an infill elevation above the existing single-storey structure, which would be articulated and detailed as an extension to the Hope & Anchor. The mixed articulation, fenestration, stock-brick tones (salvaged and new) and broken parapet lines of the proposed Bayham Street frontage would help maintain the grain. Behind the Hope & Anchor and across the whole, there would be a set-back fourth storey (aligned with and in the style of the hotel elevations to Bayham Place). The set back would maintain an appropriate scale and allow the historic street plots to retain their integrity.

6.52. *65 Bayham Place and the theatre's flank elevations*

- 6.53. The intensity of construction impacts and the need for hotel circulation to connect through the corner to suites on Bayham Place across four levels requires the demolition of the corner building here, (65 Bayham Place) identified as a positive contributor to the Conservation Area (CA). Compromised by poor-quality repair and mansard extension, its principal contribution comes through the light-industrial

character of its arched fenestration which associates it with the workshops on Bayham Place to the east. A new three-storey building would echo these qualities, announcing on Bayham Street the change in character in the mews(as does the existing). The loss of this very modest positive contributor would be mitigated by the retention of its light industrial character in the new, high-quality replacement building, conserving and enhancing the character and appearance of the CA.

6.54. The loss of a positive contributor will nonetheless and necessarily entail harm to the CA. This is balanced and justified by the quality of the replacement, and by public benefits – as required by paragraph 134 of the NPPF, and including, as detailed in national Planning Practice Guidance, heritage benefits in the scheme accruing to both the listed building and the CA.

6.55. The character of Bayham Place is undergoing significant change with recently-permitted residential conversions increasing its existing sense of enclosure. Its granite setts and surrounding brickwork combine with its scale and the pragmatic composition of its elevations to describe the high-street end of an historic light-industrial mews. Critically, this robust character would remain legible amidst the extensions and would be complemented by the metal, glass and ceramic materials and detailing of the new hotel elevations. The additional massing is tiered to retain views towards the theatre dome and to preserve the amenity and comfort of the western part of the narrow lane, conserving its character and enhancing its interest and appearance. The view of the dome from the northern end of Bayham Place would remain unimpeded.

6.56. Views

6.57. In views down Bayham Street and others detailed in the submitted documents, the additional storeys of hotel accommodation above the eastern part of the complex is arranged to read separately from the street frontage, with projecting elements such as the lift overrun plainly detailed in brick to associate them with the flytower and back-of-house theatre functions when visible from the street. 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. The character and appearance of the Camden Town Conservation Area would, in sum, be conserved and enhanced.

6.58. **Designing out crime**

6.59. 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, luggage room 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 would be controlled by encrypted fob. Only hotel guests would be able to access hotel bedroom floors, bedroom room doors would also be accessed by encrypted fob.

- 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 site would be subject to a management plan (for further details please refer to paragraph 6.60 below)
- The hotel would be 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 hotel and its ancillary food/beverage operation.

#### **6.60. Management Plan**

- 6.61. The applicant has submitted a hotel management plan. The management plan would be secured by legal agreement. Koko would be the operators of the hotel. The Hotel would operate with a General Manager and full management team on site 24 hours a day, 7 days a week. The reception area would be manned with a minimum of two people during both day and night. There would be a Duty Manager throughout the day and night should local residents wish to raise any issues which arise as a result of the operation of the hotel. The management plan includes details of the complaints procedure. The duty manager's contact details would be clearly displayed within the lobby of the hotel and available on social media/hotel website. The telephone line would be available 24 hours a day. Occupiers within close proximity of the hotel would be provided with relevant telephone numbers so that they can contact the relevant department of the hotel quickly and without the need of visiting the hotel in person. All neighbours would be treated as if they were guests of the hotel so that any issue raised will be addressed immediately. The Hotel Manager would arrange contact days with local residents, where on a bi-monthly basis, a forum is held to ensure good contact between parties.
- 6.62. Members of staff who smoke would be directed to the hotel terrace or outside the Hope and Anchor Pub on Crowndale Road. No staff would be permitted to smoke near the hotel entrance or adjacent residential properties. Should guests be responsible for antisocial behaviour, the General Manager or Duty Manager would take appropriate action in order to resolve the situation immediately.

- 6.63. Guests would be supplied with an encrypted fob which would give them access to their hotel floor, room and (at designated times) Koko music venue. During concerts door staff would manage doors on the KOKO side to prevent additional persons accessing the hotel. Security would patrol the communal areas. Guests leaving the hotel and restaurant spaces would be directed to the entrances onto Bayham Place and Crowndale Road. However after 11pm, Bayham Place would be closed and hotel guests would be directed to exit the premises via Crowndale Road.
- 6.64. The hotel would use an electronic key card system to access the lift, stairwell, and guest bedrooms. There would be CCTV cameras both internally and externally within the building and recordings would be kept for a minimum of 30 days. The main entrance and exits to the hotel would be closed to the general public after midnight and only accessed with a key card. On Thursday, Friday and Saturday evenings, security levels would be increased at the main entrance and exits in order to ensure both the public and residential guests are looked after in a safe environment.
- 6.65. *Rooftop bar and restaurant (sky lobby)*
- 6.66. The 4<sup>th</sup> floor rooftop bar and restaurant ('sky lobby') would be open to both hotel guests and the general public but would not be accessible to Koko ticket holders during events (i.e. anytime Koko is operational and open to the public). Direct access from Koko would not be allowed, with security personnel manning the entry doors to the Koko dome from within Koko. Guests and visitors to the hotel (including Koko ticket holders) would be able to have dinner within the sky lobby or on the roof terrace before or after an event but this would be controlled through pre-booking and wrist tags. The capacity of the sky lobby is 220 (as limited by Fire Risk Assessment) to include sky lobby and associated terrace. The sky lobby would be the hotel's primary restaurant and bar so would be open for 24 hours a day subject to demand. The layout features a central bar counter (24 covers), multiple fixed booths (45 covers) and loose seating (20 covers). An additional 70 covers could be accommodated on the terrace. The restaurant would operate a table bookings policy but would also cater to 'walk-up' patrons. All guests would be welcomed and processed by reception staff on the ground floor. Thereafter, patrons would be invited to take the lift to the Sky level where they will be met by a host for seating.
- 6.67. *Koko dome*
- 6.68. The dome would be used by Koko for pre/post show events and would be limited to 60 persons. During events, there would be no access to the dome via the sky lobby. Outside of event times, there would be access from the sky lobby into the dome for hotel guests and the general public. There would be no free movement between the hotel (including the sky lobby) and Koko at any time when the music venue is operating.
- 6.69. *Suite*

6.70. The multimedia/recording space would be available for bookings by visiting artists and the local community. The Suite/Function space would be available for bookings.

6.71. *Roof Terraces*

- 6.72. The management plan defines the 'terminal hour' as the restricted hours of use provided by the proposed planning condition. After the hours set out by the planning condition, the use of the terraces would be limited by the management plan to no more than a set number of people depending on the terrace in question. The 'Hotel Terrace' overlooking Bayham Street would be utilized solely by hotel guests and their guests. The Hotel Terrace would be furnished with café style seating with a light snack and beverage menu providing food and drink within the hours of use allowed by the planning condition. After the terminal hour access would be restricted to a maximum of 6 hotel guests for smoking/fresh air. This would enable hotel guests to remain within the hotel premises and ultimately within the management of the hotel staff.
- 6.73. The roof terrace adjoining the suite would be solely for the users of this space. The maximum capacity of this terrace would be 60 people. The roof terrace adjoining the sky lobby, overlooking Crowndale Road would be only open to those using the sky lobby (i.e. hotel guests and the general public but not Koko ticket holders during events). The max capacity of the sky lobby terrace would be 110 people. Guests within the suite would be able move between the suite terrace and the sky lobby terrace but those with access to the sky lobby roof terrace would not be able to access the suite terrace. This would be managed by security and hotel staff. The sky lobby terrace would be furnished with tables and chairs with food and drink served during operating hours. The sky lobby terrace is intended to be primarily used for seated patrons for food and drink served at their tables. The roof terraces would be closely controlled by hotel management and by security personnel at peak times, with recorded CCTV images. Whilst the use of the Crowndale Road terraces would be conditioned, they would be used outside controlled hours for smoking / fresh air/ quiet contemplation purposes (no drinking, no eating). This would be restricted to a maximum of 20 people on the Crowndale Road facing terraces after the terminal hour. The closure procedure for the space would commence 20 minutes before the terminal hour. At this point, door supervisors, management and floor staff would give verbal prompts to patrons advising of the imminent closure.
- 6.74. 'Security Industry Authority' licensed door supervisors would monitor conduct to ensure that it is in keeping with the operating policy set out in the Management Plan. Any anti-social activity would be dealt with to prevent the opportunity for a noise nuisance to occur
- 6.75. **Basement**
- 6.76. 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 34sqm 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 extended by approximately 202sqm so that it extended under the footprint of the entire site. The basement of the Hope and Anchor would also be excavated to allow for the construction of new footings. This would result in an increase in headroom of 0.14m to the basement level of the Hope and Anchor.

- 6.77. The applicant has submitted a basement impact assessment (BIA) which has been independently audited by Campbell Reith. The BIA has been revised in response to comments from the independent auditors. The audit recommends a Basement Construction Plan would be required. This would be secured by legal agreement.
- 6.78. The BIA states that the existing basements have suffered from historic water ingress, which is considered to relate to perched water within the Made Ground and drainage issues, including sewer flooding. The audit accepts that the proposed development would not impact the wider hydrological environment. However, local perched water conditions would need to be mitigated both during the construction period and in the permanent case. It is noted that Grade 3 waterproofing is proposed.
- 6.79. The revised BIA states that Environment Agency data indicates a low to high surface water flood risk for all the streets surrounding the development site, but that the site itself has a very low risk. The revised BIA indicates that the topography of the site is raised 200mm above street level and that further flood risk mitigation is not required. The audit recommends that this assessment is reviewed and that final threshold levels are confirmed within a Basement Construction Plan (BCP). The BCP would be secured via legal agreement.
- 6.80. The new basement would be formed within retaining walls constructed partly by contiguous piles and partly by underpinning existing structures. The BIA states that the final scheme would be confirmed by the Contractor, once appointed, and the audit recommends this should be confirmed within the BCP.
- 6.81. A suitable ground movement assessment (GMA) and damage impact assessment for buildings within the zone of influence has been presented. Damage Category 0 (Negligible) is predicted for all buildings. The audit recommends, once the Contractor's final scheme is proposed, the GMA and damage impact assessment should be reviewed and updated as required, and included within the BCP.
- 6.82. The revised BIA presents an outline structural monitoring plan. The audit recommends an updated, detailed monitoring strategy should be provided within the BCP, based on any revisions to the GMA as a result of the Contractor's final scheme. The monitoring strategy should control construction ensuring damage impacts are within the predicted Category 0.
- 6.83. Damage impact to the adjacent highways and pavements, LUL assets and Thames Water assets are all assessed as Negligible. Nevertheless as basement excavation is adjacent to the public highway the Council's Highway Department require an approval in principle (AIP) to ensure the basement would not damage the footpath and road. The fee for this would be £1800 (£1500 + VAT) and the AIP would be secured by legal agreement.

**6.84. Neighbouring amenity**

- 6.85. The proposal includes the creation of terraces at 3<sup>rd</sup> and 4<sup>th</sup> floor level. The following terraces are proposed:
- Hotel bedroom terrace (3<sup>rd</sup> floor level) facing towards Bayham Street and Bayham Place (16.5sqm).
  - Hotel terrace (4<sup>th</sup> floor level) facing towards Bayham Street and Bayham Place (89.4sqm) for hotel guests and their guests.
  - 'Suite terrace' (4<sup>th</sup> floor level) on Crowndale Road elevation (62.5sqm) serving 'the VIP suite' (an events space).
  - 'Lobby terrace' (4<sup>th</sup> floor level) on Crowndale Road elevation (61.3sqm) serving the rooftop bar and restaurant ('Sky Lobby').
- 6.86. The suite terrace and rooftop lobby terrace would be connected by a stair. The 'VIP suite' would be over two levels, with an overnight suite (providing overnight accommodation for VIP guests) at the lower level adjacent to a recording studio and separate kitchen facility. The upper level of the VIP suite, would be an events space beneath the original scenographic lattice and theatre flywheel. The VIP suite would be available for private hire and would also be used as additional rehearsal or promotional space.
- 6.87. The hotel 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. The terraces 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 3<sup>rd</sup> or 4<sup>th</sup> floor terrace. The suite 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.
- 6.88. A noise report has been submitted which assesses the predicted noise of hotel patrons using outside spaces. A maximum capacity group of 100 people on a roof terrace has been assessed with the assumption that 50% of them would be talking (at least one listener to each talker) at 60dBA. The worst-case theoretical scenario (when 50% of the people are talking both simultaneously and loudly) provides a sound pressure level of 77dB. The worst case noise level at the nearest closest façade is predicted to be 41dB. The predicted worst case noise level would be no greater than the quietest night-time background level. The report recommends that if a roof terrace to the quiet east façade is to be used beyond 23:00hrs it should be designed to include a glazing screen to obscure line of sight from properties in Bayham Place. The applicant's acoustic consultant has confirmed that the glazed



screen would not need to be any higher than 1.1m high balustrade shown on the proposed drawings. This has been agreed by the Council's environmental health officer. As a further safeguard a condition would be included to restrict the use of the 4<sup>th</sup> floor hotel 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 hotel guests for smoking/fresh air.

- 6.89. At night, numbers on the terraces would be controlled and the areas supervised. The applicant has submitted a hotel management plan and this confirms the rooftop amenity spaces would be accessed from their respective host areas, i.e. sky lobby, VIP Suite and Hotel. These areas would be closely controlled by hotel management and by security personnel at peak times, with recorded CCTV images. The 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 hotel guests for smoking/fresh air.
- 6.90. No details have been provided of the soundproofing to the Sky Lobby. A condition would therefore be included requiring details of soundproofing to be submitted before the use commences.
- 6.91. Light pollution
- 6.92. 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.
- 6.93. Daylight and Sunlight
- 6.94. A daylight and sunlight report has been submitted. 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%. 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 fact 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.

6.95. The Sunlight Analysis also 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).

6.96. The development is fully BRE compliant in terms of 2 and 4 Bayham Street, 31-41 and 43-55 Crowndale Road.

**6.97. Amenity of hotel rooms**

6.98. The submitted noise report recommends that the sound insulation performance should be designed to exceed the minimum requirements of Building Regulations 2010.

6.99. There are no standards for internal noise levels for hotel rooms but it has been agreed that the use of BS8233:2014 would be an appropriate criteria. This states that the ambient noise in hotel bedrooms are similar to those for living accommodation and suggests an indoor ambient noise level in a hotel bedroom at night should be 30dB. This would be secured by condition.

**6.100. Air quality assessment**

6.101. 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.

6.102. The proposed development is located in the LBC Air Quality Management Area which is defined to cover the whole borough for annual mean NO<sub>2</sub> and daily average PM<sub>10</sub> concentrations.

6.103. Low NO<sub>x</sub> 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 development would be car free. Additional journeys associated with deliveries and taxi drop-offs have been taken into account, however these are not considered to result in a significant increase in background pollutant levels and have been scoped out of the assessment. In summary, the development meets air quality neutral requirements.

**6.104. Impact of local air quality on building occupants**

6.105. The exceedance of PM10 objectives would be unlikely. Monitoring data shows exceedance of the annual mean NO2 objective, and possible exceedance of the short term objective. The south, east, and north facades are located on smaller roads, where the likelihood of the short term objective being breached would be less likely. 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.

*6.106. Dust impacts from construction*

6.107. 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.

**6.108. Transport**

6.109. The primary pedestrian access to the hotel would be at the junction of Bayham Place with Bayham Street. The primary pedestrian access to the ground floor restaurant and bar would be from Crowndale Road. These accesses would be step-free. The footways opposite each access would be dropped. The Site has excellent access to public transport (PTAL 6a), therefore it is expected most guest would travel using public transport/on foot. There are also three NCP car parks within 1km of the site. Taxi drop-off and pick-up will also take place from Bayham Street, immediately outside the main entrance. The hotel operator has advised that their booking policy restricts groups to a maximum of 10 rooms per booking, which would ensure there is no demand for coaches.

6.110. The proposed development could generate four two-way taxi trips and 20 two-way pedestrian/public transport trips during AM peak hour and 35 two-way pedestrian/public transport trips during PM peak hour. This equates to a net maximum increase of up to four two-way taxi trips and eight two-way pedestrian/public transport trips when compared to the existing use (office and public house) during the AM peak hour. There will be no increase in trips during the PM peak hour associated with the proposed development when compared to the existing use.

**6.111. Cycle parking**

6.112. Long stay cycle parking would be provided at basement level. The cycle store would have 4 Sheffield stands providing 8 cycle parking spaces. This exceeds the number of spaces required by the London Plan which requires 5 long stay cycle spaces. Staff changing rooms with lockers and showers would also be provided at basement level. The applicant has agreed that 8 short-stay cycle parking spaces could be provided near to the entrance on Crowndale Road. This would be included in the highways contribution.

**6.113. Car parking**

- 6.114. The Council expects development in Town Centres to be car-free (policy DP18). Car-free development has no car parking within the site and occupiers are not issued with on street parking permits (people with disabilities who are Blue Badge holders may park in on-street spaces without a parking permit). In accordance with policy DP18, a legal agreement would be required to ensure that the occupiers of the site would be unable to apply for parking permits.
- 6.115. Construction management plan
- 6.116. Camden seeks to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The construction is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality). A construction management plan (CMP) would therefore need to be secured via a Section 106 legal agreement in order 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. A CMP implementation support contribution would also be required. The fee would be £3,240. Likewise, this would be secured by legal agreement.
- 6.117. Highways contribution
- 6.118. The Council expects works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected road and footway surfaces following development. The footway and vehicular crossover directly adjacent to the site could be damaged as a direct result of the proposed works. In addition, the entrance on Bayham Place would require a dropped kerb. To allow the proposal to comply with Development Policy DP21, a financial contribution for highway works would be sought. This would be secured via legal agreement.
- 6.119. Travel plan
- 6.120. Given the proposed hotel including 1,377sqm of additional floorspace, a Travel Plan would be required to mitigate the transport impacts of the development (policy DP16). A Travel Plan is a package of measures, generally developed by property managers, which is designed to reduce car use and promote greener forms of transport. This would include measures to promote cycling. Travel Plans are one way in which developments can contribute to meeting targets on traffic reduction and improving air quality. The Travel Plan will require monitoring on an annual basis, and the Council will require submission of a monitoring report. The travel plan and monitoring (including a contribution for the monitoring) would be secured by legal agreement.
- 6.121. Servicing
- 6.122. Servicing would take place from Bayham Place. The service entrance would be located on Bayham Place approximately 15m from Bayham Street. This service entrance leads to a service lift. The refuse bin store would be adjacent to the cycle store on the basement floor and the access to the bin store would be via the cycle

store. Hotel staff would transfer the bins out of the bin store onto Bayham Place on collection days. The proposed bin store can accommodate seven 1100L Eurobins.

6.123. The hotel could generate up to five delivery vehicle trips. The restaurants and bars (on their own) could generate three delivery vehicle trips. The hotel operator will liaise with the on-site restaurants' managers, to consolidate the deliveries of food and drinks if possible in order to reduce the total number of servicing vehicle trips arriving at the site.

6.124. When a delivery vehicle is manoeuvring, a qualified banksman would be present at all times to ensure other road users are made aware of its presence. The driver would notify the banksman at the delivery point in advance of arrival to ensure they are ready for when the delivery arrives.

6.125. The development would not be serviced on a Sunday, and on a Saturday would be limited to 10:00-16:00 hours in the interest of minimising impact on the local residents and hotel guests. A servicing management plan would be secured by legal agreement.

6.126. **Sustainability**

6.127. The Council expects non-domestic developments of 500sqm of floorspace or above to achieve "Excellent" in BREEAM assessments. The new build hotel will achieve BREEAM Excellent with a preliminary score of 72%, therefore meeting policy requirements. The hotel will also meet policy requirements for minimum energy, water and materials scores (68% of energy credits, 75% of water credits, and 71% of materials credits). A post construction sustainability assessment demonstrating the new build hotel achieves a BREEAM "Excellent" rating would be secured by legal agreement.

6.128. The current scope of works for the refurbishment of the existing building would be unlikely to achieve a "Very Good" BREEAM rating. The development is unable to achieve sufficient credits for materials, energy and water. This is largely because only 2 of the 4 parts of the assessment are applicable to the scheme due to the limited scope of works. Therefore it has been agreed with the applicant that formal BREEAM assessment for the existing part of the building will not be required.

6.129. The following low carbon technologies are proposed:

- Mechanical Ventilation Heat Recovery
- Low energy and LED lighting with automatic controls
- Air Source Heat Pump
- Solar PV (40m<sup>2</sup>)
- Efficient gas boiler

6.130. 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.

6.131. A Site Waste Management Plan would be implemented and construction waste (85% by weight / 90% by volume) would be diverted from landfill.

6.132. Energy and renewables

6.133. Core Strategy policy CS13 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 (40m<sup>2</sup>) 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. The energy provisions would be secured via legal agreement to show a reduction of 23.7% beyond the existing building baseline and a 9% reduction through renewables.

6.134. **SUDS**

6.135. 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.

6.136. The proposed SUDS include an attenuation tank (45sqm) with flow control and a green roof. 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.

6.137. **Ecology**

6.138. A bat survey (Preliminary Roost Assessment) has been submitted. No bat evidence was found in or on any part of the building. Due to the poor quality of the surrounding habitat and lack of roosting opportunities within the building, it is assessed that it is highly unlikely that bats will be using this building. To enhance the value of the site for bats the report recommends the installation of bat boxes. This would be secured by condition.

6.139. The proposal includes a 38sqm green roof on the flat mansard roof above the Hope and Anchor. The green roof would be welcomed for its biodiversity benefits. Details of the biodiverse green roof would be secured by condition.

6.140. **Planning obligations**

6.141. Open space

6.142. 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.

	<b>Capital cost</b>	<b>Maintenance</b>	<b>Design and Project Management</b>
<b>Hotels</b>			
Double room	£593	£594	£71

6.143. As the development would provide a 32 bedroom hotel an open space contribution of £40,256 would be required. This would be secured by legal agreement.

6.144. Employment and local procurement

6.145. In line with Core Strategy Policy CS8, major schemes are expected to produce an Employment and Training Strategy which would be secured through a Section 106 agreement. This is particularly important give the loss of employment floorspace. The following would therefore be secured by legal agreement:

- The applicant should work to Construction Industry Training Board (CITB) benchmarks for local employment when recruiting for construction-related jobs.
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's 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 and non-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 King's Cross Construction Skills Centre or our work experience broker.
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction or non-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 King's Cross Construction Skills Centre.
- The S106 should broker a meeting between the end user and the Economic Development team to discuss our employment and skills objectives.
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8.

- The applicant should provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

6.146. In accordance with CPG 8.33, as the end use occupier is known, we will also seek an agreement with the developer to provide a specified number of apprenticeships within the development post-construction. The number of non-construction apprentices would be related to the build cost and would be in addition to the construction apprentices set out in the bullet points above.

- The applicant must recruit a specified number (to be agreed) of non-construction apprentices to be employed at the development and pay the council a support fee of £1,700 per apprentice as per clause 8.26 of CPG8. Recruitment of non-construction apprentices should be conducted through the Council's Economic Development team.
- The applicant must provide a specific number (to be agreed) of two-week work placements at the development over a 5 year period. The organisation of the work placements should be conducted through the Council's Economic Development team.

6.147. This end use apprenticeships and work placements would be secured as part of the Section 106 legal agreement.

#### 6.148. **Mayor of London's Crossrail CIL and Camden's CIL**

6.149. 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 £30 per sqm (Zone B - hotel). The CIL would be calculated on the uplift in floorspace (1377sqm). 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 £68,850 (1377sqm x £50) for Mayoral CIL and £41,310 (1377sqm 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.

## 7. CONCLUSION

- 7.1. The proposed scheme would provide of a mix of uses that would complement and enhance Koko as a leading cultural attraction. The re-provision of office floorspace has been investigated but would not be feasible due to the constraints of the site. A package of employment measures would be secured by legal agreement. The provision of a 32 bed hotel in a highly accessible location within the Camden Town 'town centre' is supported by policy CS7, CS8, DP12and DP14.
- 7.2. 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.



- 7.3. The proposed three-storey building to Bayham Place would echo the light industrial character of the existing building. The loss of 65 Bayham Place, a positive contributor, would be offset by the retention of its light industrial character and by the overall enhancements to the Camden Town Conservation Area. The additional massing to Bayham Place would be tiered retaining views towards the theatre dome and preserving the amenity and comfort of Bayham Place. In views down Bayham Street and Crowndale Road the proposed massing 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.
- 7.4. There would be some loss of daylight / sunlight to the ground and first floor studios in 48-56 Bayham Place however the daylight levels would be similar to other central urban locations and the majority of units would retain good levels of sunlight in both summer and winter.
- 7.5. The submitted noise report predicts the worst case noise level would be no greater than the quietest night-time background level and so there would be no harm to neighbouring amenity from the proposed roof terraces. A management plan for the hotel and rooftop restaurant and bar would be secured via legal agreement. A servicing management plan would also be secured by legal agreement. These measures ensure neighbouring amenity would be protected.
- 7.6. Planning Permission is recommended subject to conditions and a S106 Legal Agreement covering the following Heads of Terms:-
- Basement Construction Plan
  - Approval in Principle (£1800)
  - Construction Management Plan
  - Highways contribution
  - Sustainability Plan
  - Energy efficiency plan
  - Deferred DP1 Housing Contribution (£481,950)
  - Employment and Training
  - Local procurement
  - Hotel Management Plan
  - Parks and Open Space Contribution £40,256
  - Servicing management plan
  - Car free
  - Travel plan and monitoring

## **8. LEGAL COMMENTS**

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

Conditions and Reasons:

Planning Permission (2016/6959/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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan: AHA/KKC: PL/000 A;

Existing drawings: AHA/KKC: EX/001 C; EX/098 F; EX/099 G; EX/100 G; EX/101 G; EX/102 G; EX/103 G; EX/104 G; GA/105 G; EX/200 F; EX/201 F; EX/202 F; EX/203 F; EX/300 E; EX/301 D; EX/302 B; EX/304 E; EX/306 E; EX/000

Demolition drawings: AHA/KKC: DM/098 F; DM/099 G; DM/100 G; DM/101 G; DM/102 G; DE/103 H; DM/104 G; DM/106 G; DM/200 F; DM/201 E; DM/202 F; DM/203 E; DM/300 E; DM/301 D; DM/302 C; DM/303 E; DM/306 E

Schedule of works drawings: AHA/KKC/DM/: 098A revA; 099A revA; 100A revA; 101A revA; 102A revA; 103A revA; 104A revA; 106A revA; 200A revA; 201A revA; 202A revB; 203A revA; 300A revA; 301A revA; 302A revA; 303A revA; 306A revA; AHA/KKC/GA/: 098A revA; 099A revB; 100A revB; 101A revB; 102A revB; 103A revC; 104A revC; 105A revB; AHA/KKC/PR/: 200A revA; AHA/KKC/GA/:201A revA; 202A; 203A revB; AHA/KKC/PR/: 300A revA; 301A revB; 302A revA; 303A revB; 306A revA

Proposed drawings: AHA/KKC/GA/001 H; GA/098 M; GA/099 V; GA/100 T; GA/101 Q; GA/102 T; GA/103 T; GA/104 T; GA/105 T; PR/200 M; GA/201 R; GA/202 S; GA/203 T; PR/300 R; PR/301 M; PR/302 C; PR/303 O; PR/306 K; DET/500; DET/510 B; DET/530

Supporting documents: Planning and Listed Building Statement Appendices; Energy Statement prepared by StromaTech dated 13/12/2016; Sustainability Assessment prepared by StromaTech dated 13/12/2016; Basement Impact Assessment prepared by RSK dated November 2016; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated December 2016; Design and access statement prepared by Archer Humphryes Architects dated December 2016; Noise impact assessment prepared by Big Sky Acoustics dated 16th December 2016; Draft Construction Management Plan dated 1st December 2016; Daylight and

Sunlight Report prepared by GVA dated November 2016; Delivery and servicing management plan prepared by ADL Traffic Engineering dated December 2016; Transport statement prepared by ADL Traffic Engineering dated December 2016; Travel plan prepared by ADL Traffic Engineering dated December 2016; Economic Statement prepared by Indigo Planning dated December 2016; Draft Hotel Management Plan; Statement of Community Engagement; Planning and Listed Building Statement prepared by Indigo Planning dated; Heritage statement prepared by Stephen Levrant Heritage Architecture dated December 2016; Economic Viability Appraisal prepared by ULL Property dated December 2016; Bat survey - preliminary roost assessment prepared by Arbtech dated 05/02/2017; Air quality Assessment prepared by Burke Hunter Adams dated February 2017; Basement Impact Assessment Audit prepared by Campbell Reith dated February 2017; Designing out Crime- Addendum (including access drawings); Appendix K - Drainage Strategy Report rev 2 prepared by Heyne Tillett Steel dated March 2017; Draft Hotel Management Plan; Independent Viability Review prepared by BPS dated 23rd February 2017; Overheating Analysis Koko Hotel prepared by Eight Associates dated 13/03/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 13/03/2017; BREEAM 2014 feasibility study for Refurbishment prepared by Eight Associates dated 06/03/2017; BREEAM 2014 Assessment for Hotel Extension prepared by Eight Associates dated 28.02.2017

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Prior to use, machinery, plant or equipment and any associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Noise level in hotel rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To safeguard the amenities of future occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 No tannoy or PA/sound systems (except in an emergency) shall be used on the terraces hereby approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to commencement 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 CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to the first use of the hotel, full details of a scheme for extraction, ventilation and cooling including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

#### 11 Mechanical Ventilation

Prior to commencement of development (excluding demolition and site preparation works), 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 policies CS5 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 12 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 CS5 (Managing the impact of growth

and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 13 Prior to commencement of development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal 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 of 100mm and D. full planting details including species showing planting of at least 16 plugs per m<sup>2</sup>. 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.

Reason: To ensure that the green roof is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Before the first occupation of the development, the security details as set out 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 policy CS17 (Making Camden a safer place) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

- 15 Before the first occupation of the development, two bat boxes shall be installed in accordance with the recommendations of the Bat survey prepared by Arbtech hereby approved and permanently retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development in accordance policy CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy.

- 16 Sustainable urban drainage:

A) Prior to commencement of development, full details of the sustainable drainage system including blue and green roof providing 9m<sup>3</sup> attenuation, shall be submitted to and approved in writing by the local planning authority. Such a system should be designed 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 shall demonstrate a 50% reduction in run off rate. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

B) Prior to occupation of the development, evidence that the sustainable drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems 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 CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to commencement of 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 policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.

- 18 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 CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 19 The cycle store for 8 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 CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 20 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 21 No music shall be played in the rooftop bar and restaurant or hotel 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 CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 22 Prior to commencement 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 23 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 24 The 4th floor hotel 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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 £68,850 (1377sqm x £50) for Mayoral CIL and £41,310 (1377sqm 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.

#### Listed building consent (2016/6960/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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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.

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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.