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By Planning Portal

PP- 08050658

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6 August 2019

Dear Colette

THE HOPE PROJECT (KOKO), CAMDEN, LONDON NW1

On behalf of our client, the Hope Lease Limited, we submit an application for Planning Permission and Listed Building Consent for:

“Installation of replacement dome roof truss and removal of temporary propping, installation of additional PFC steel posts to the piers between first floor and roof level, replacement of copper cladding to the dome and associated works.”

The application has been submitted online via the Planning Portal under ref. PP-08050658. The requisite application fee of £468 has been made via the Planning Portal.

This application follows the granting of retrospective listed building consent for emergency temporary propping works to the dome roof truss under ref. 2019/0695/L on 13 May 2019.

In addition to this covering letter, the application package comprises:

- Site Location Plan – ref. AHA/KKC/EX/0001;
- Existing Site Plan – ref. AHA/KKC/EX/001;

Existing drawings

- Basement – ref. GA/099AE Rev. J;
- Ground – ref. GA/100AE Rev. I;
- First Floor – ref. GA/101AE Rev. I;
- Second Floor – ref. GA/102AE Rev. J;
- Third Floor – ref. GA/103AE Rev. K;
- Existing Roof – ref. GA/105AE Rev. E;
- Section AA – ref. PR/300AE Rev. E;

Proposed drawings

- Proposed Basement – ref. GA/099 Rev. L;
- Proposed Ground – ref. GA/100 Rev. J;
- Proposed First Floor – ref. GA/101 Rev. J;
- Proposed Second Floor – ref. GA/102 Rev. J;
- Proposed Third Floor – ref. GA/103 Rev. L;
- Proposed Fourth Floor – ref. GA/104 Rev. I;
- Proposed Roof – ref. GA/105 Rev. E;
- Proposed Section AA – ref. PR/300 Rev. F;
- Proposed First Floor KOKO Bar details – ref. GA/101-10;
- Proposed Dome Copper Cladding details – ref. DET/601;

Technical Reports:

- Interim Truss Inspection Report, prepared by HTS;
- Truss Temporary Works Sequence Note, prepared by HTS;
- Structural Note on Front Piers strategy, prepared by HTS;
- Technical Assessment & Report on Copper Dome, prepared by a Technical Consultant of the Federation of Traditional Metal Roofing Contractors (“F.T.M.R.C”); and
- Heritage Statement and Design & Access Statement prepared by Stephen Levrant Heritage Architecture.

Proposal and Justification

By way of background, planning permission and listed building consent was granted in May 2018 under refs. 2017/6058/P and 2017/6070/L (“the 2018 Consents”), respectively. These permit the erection of a ‘wrap-around’ private members club and use of the space within the dome as a bar. The approved development was subsequently varied by a minor material amendment under Section 73 and a fresh grant of listed building consent in March 2019 under refs. 2018/4035/P and 2018/4037/L, respectively.

During a site inspection by the appointed structural engineers (Heyne Tillet Steel – “HTS”) on 12 June 2018, it became apparent that the existing truss which supports the dome and western roof of KOKO had suffered from “severe corrosion” owing to water ingress over the life of the building to such an extent that the truss was at risk of failing. A retrospective application for listed building consent to allow the installation of emergency temporary propping was duly approved under ref. 2019/0695/L on 13 May 2019 on the understanding that a separate application for the permanent solution would follow.

HTS have continued to routinely monitor the building and full details relating to the defective condition of the existing dome truss can be found in the documents listed above. The HTS surveys demonstrate that the existing dome truss is at the end of its design life and no longer structurally sound, a conclusion accepted by officers in the determination of application ref. 2019/0695/L.

HTS have also investigated the piers on KOKO's main (west) elevation to better understand the building's structural configuration. These investigations have revealed that these elements are purely masonry and do not contain any supporting steel columns. HTS have concluded that the masonry piers in their current condition cannot be shown to safely carry either the existing, or the increased loading generated by the dome bar approved by the 2018 Consents. Full details on the investigative works to the front elevation piers can be found within the enclosed Front Piers Report, prepared by HTS. Options have therefore been fully explored to consider an alternative load path, whilst ensuring minimal physical and visual impact to the listed building. The proposed solution is the installation of parallel flange channel ("PFC") steel posts to the inside face of the piers between first floor and roof level.

In addition, an independent condition survey of the copper dome was undertaken on 18 March 2019 by a technical consultant of the Federation of Traditional Metal Roofing Contractors ("FTMRC"). This concluded that the existing copper dome has similarly reached the end of its design life and is beyond repair. The enclosed condition survey and report recommends that the existing copper cladding is stripped and replaced like-for-like.

This application therefore seeks listed building consent for the following, required elements:

- Installation of the permanent roof truss replacement works and subsequent removal of the temporary propping;
- Installation of additional PFC steel posts to the inside face of the piers between first floor and roof level to support the increased load of the consented dome bar; and
- Installation of necessary insulation to upgrade the thermal and acoustic performance of the dome roof to enable the use of the space as a bar.

In addition to these works, planning permission and listed building consent are sought for the like-for-like replacement of the existing copper cladding to the dome, which is beyond repair.

The proposals and their potential impact on the historic fabric and special character of the Grade II listed building are set out in detail within the enclosed Heritage & Design & Access Statement, prepared by Stephen Levrant Heritage Architecture.

Impact Assessment Summary

Stephen Levrant Heritage Architecture have assessed the impact of the proposals on the significance of the listed building; and have considered how the proposal will affect different aspects of the site including its layout, use, landscape and context, appearance and access.

The proposed permanent truss replacement works are deemed necessary and unavoidable to enable the implementation of the 2018 Consents, and to ensure the

long-term preservation of this Grade II listed building; as well as the health and safety of its future users. Whilst the removal of the truss will result in the loss of some historic fabric, this will be limited to an isolated and concealed steel truss which is severely corroded and no longer structurally sound. As such, the harm to the listed building is considered to be less than substantial and negligible; and this would be outweighed by the unacceptable level of risk associated with its retention.

The installation of the proposed PFC's are essential to support the additional load arising from dome bar approved by the 2018 Consents. The placement, dimensions and finish of the PFC's have been designed to ensure minimal physical and visual impact to the listed building. The installation of the new columns will result in the removal of a small amount of historic fabric, most notably some decorative fibrous plasterwork on the ceiling beams at first floor. Whilst this will result in a degree of less than substantial harm, this is considered to be negligible as the decorative plaster will be reinstated/ replicated on the beam close to its existing position. Subsequently, the visual impact of the PFC's at first floor will be minimal and will not prevent an understanding of the overall significance of the listed building.

The replacement of the copper cladding to the dome roof and the installation of new insulation and ventilation will have no adverse impact on the listed building. The existing copper roofing is at the end of its design life and is beyond repair, thus requiring like-for-like replacement. The installation of the insulation and ventilation is necessary to enable the consented use of the dome space as a bar and will have no visual or physical impact on the historic fabric or the significance of the listed building. Whilst the replacement of the copper cladding will result in an initial visual change to the dome, the material will match the existing and over time the new copper will patinate and turn green as per the existing condition. The proposed batten seams to the copper will also match the existing profiles. The overall impact of this element of the works on the listed building will therefore be neutral.

Overall, the proposals forming the subject of this application are crucial in allowing people to enter the site in compliance with health and safety regulations and will allow for the consented works to progress safely. The proposed works will also enable the safe enjoyment and occupation of the approved development once completed. The proposals are therefore considered to accord with the spirit of national and local conservation principles, including those guiding the determination of applications for consents relating to all heritage assets.

Conclusion

Whilst the proposed works will result in an overall negligible degree of less than substantial harm to the listed building through the loss of a historic truss, this fabric is damaged beyond repair and represents a structural and health and safety risk. As set out above, and within the enclosed Heritage and Design & Access Statement, its replacement is unavoidable and justified.

Similarly, whilst the installation of the PFC's will result in a negligible degree of less than substantial harm through loss/ movement of some historic decorative

plasterwork on the ceiling beams at first floor, this will be reinstated/ replicated like-for-like on the beams in a similar position and thus the visual impact will be negligible. The PFC's are also of the smallest dimensions necessary and they will be appropriately and discreetly concealed; with the finishes to match each room, including replication of features such as skirting, cornice and dado rails at first floor, thus minimising any visual impact.

Overall, the proposed works will not fundamentally affect the special architectural or historic significance of the building.

We trust that the proposals are clearly outlined, but if you have any queries on the application, please do not hesitate to contact me. In the meantime, we look forward to receiving confirmation of the registration and validation of the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jamie Bryant', written in a cursive style.

Jamie Bryant

Enc: As listed above