

Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

By Planning Portal
Ref **PP-08584936**

12 March 2020

Dear Sir/Madam,

THE HOPE PROJECT, CAMDEN, LONDON NW1

On behalf of our client, the Hope Lease Ltd, we are pleased to submit an application for retrospective Listed Building Consent at the above site for the:

“Installation of additional temporary propping, together with minor internal works and external alterations.”

In addition to this cover letter, the application submission package comprises the following documents:

- Application forms, signed and dated, prepared by WSP | Indigo;
- Existing and proposed retrospective arrangement plans, prepared by Archer Humphreys Architects;
- Emergency Works to Temporary Truss Supports Technical Note, prepared by Heyne Tillet Steel; and
- Heritage Statement, prepared by Stephen Levrant Heritage Architecture Ltd.

Proposal and Justification

By way of background, planning permission and listed building consent was granted on 2 May 2018 under refs, 2017/6058/P and 2017/6070/L ('the 2018 consents'), respectively, for a private members club. The approved description of development includes:

“Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class Sui Generis) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street (façade retained) and 74 Crowndale Road (façades retained), including enlargement of basement and sub-basement, retention of ground floor and basement of Hope & Anchor PH (Class A4), change of use at 1st and 2nd floor from pub (Class A4) to private members club (Class Sui Generis), mansard roof extension to 74 Crowndale Road, creation of terraces at 3rd and 4th floor level, relocation

of chillers and air handling unit to 3rd floor plant enclosure with additional plant (5x a/c condensers and 1 cooling unit) at roof level, erection of glazed canopy to Camden High Street and Crowndale Road elevation and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (Sui Generis)."

During a site inspection by the appointed Structural Engineers (Heyne Tillet Steel – "HTS") on 12 June, 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 falling.

Temporary props were designed by Contractor Design Solutions ("CDS") and were installed by Tower Demolition between end of July and mid-October to support the loads from the dome and roof. The props were installed as an emergency remediation to prevent risk to life and public safety. A site visit was subsequently arranged with LB Camden Conservation (Colette Hatton), where it was agreed that the temporary measures could be dealt with by an application for retrospective Listed Building Consent.

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 concluded that the masonry piers in their previous condition could not be shown to safely carry either the existing, or the increased loading generated by the dome bar approved by the 2018 Consents. Options were fully explored to consider an alternative load path, whilst ensuring minimal physical and visual impact to the listed building. The proposed solution was 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.

An application for listed building consent to allow the 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 was duly approved under ref 2019/4009/L on 4 November 2019.

Proposal summary

Further to the above consents, it became necessary to install further structural supports to the consented propping. Additionally, whilst undertaking the works, the repositioning of a consented column to support the originally approved sky lobby was necessary due to site constraints. The column has been repositioned by 80mm.

A number of other emergency works have also been undertaken and require retrospective listed building consent. The full list of works undertaken retrospectively can be found on Page 5 of the supporting Heritage Statement. This outlines the works undertaken, the rationale, impact and action taken in each instance.

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 Statement, prepared by Stephen Levrant Heritage Architecture.

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 works undertaken also enable the safe enjoyment and occupation of the approved development once completed. The proposals are therefore considered to accord with the spirit of the 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, the fabric is damaged beyond repair and represents a structural and health and safety risk which has been resolved through the retrospective works. As set out above, and within the enclosed Heritage Statement, the proposed works were unavoidable and justified. Similarly, whilst the retrospective works will result in a negligible degree of less than substantial harm through loss/movement of some of the historic fabric, the visual impact will be negligible.

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 faithfully

A handwritten signature in black ink, appearing to be 'Nadia Shojaie', written in a cursive style.

Nadia Shojaie

Enc: As listed above