

APPENDIX 1: PLANNING HISTORY

	REFERENCE	DATE VALIDATED	DESCRIPTION / PROPOSALS	FLOOR/ ROOM	OUTCOME
1	9470130	08/02/1989	Display of internally illuminated double-sided circular projecting sign on the north-west corner of the shop measuring 600mm in diameter x 200mm thick in white perspex with red and green lettering. Display of neon lettering and logo on a non-illuminated fascia panel measuring 1100mm wide x 180mm deep. Details as shown on drawing No.s 1 and 2.		Grant Approval for Advertisement
2	9400618	04/05/1994	The widening of the existing doorway to the Crowndale Road elevation. as shown on drawing numbers 113/LB 1A PL/1 108 116C 117 and 9328-01 as revised on 20.06.94.		Grant Full or Outline Planning Permissn
3	9470296	26/09/1994	Submission of details of materials of paint and redecoration pursuant to additional condition 03(a) of listed building consent dated 08.08.94 (No plans)		
4	L9602237	23/07/1996	Cleaning and painting of foyer & auditorium. (plans submitted)	MEZANINE LEVEL	Withdrawn Decision
5	2007/5421/L 2007/5408/P	29/01/2008	Installation of timber/glazed door at front first floor level and steps with balustrading down to first floor level roof; enclosure of first floor flat roof with glazed panels and umbrellas, and formation of drinks shelf on balustrade around rooflights and installation of 8 floodlights at second floor level on the front elevation.		Withdrawn Decision
6	2008/2635/L 2008/2323/P	13/06/2008	Formation of improved access to and enclosure around the existing flat roof area of the ground floor front section of the building to provide a balcony.	GROUND FLOOR TERRACE	Granted
7	2010/6495/L	13/12/2010	Internal additions and alterations to include the installation of glazed doors behind existing timber doors and the installation of additional seating and planters at first floor level of existing nightclub (Class Sui Generis)		Granted
8	2011/0185/P	17/01/2011	Installation of planters, seating and modified floodlight enclosures to existing external terrace to night club (Class Sui Generis).		Granted
9	2012/0401/new 2012/0402/new		Installation of loose planters, seating and modified floodlight enclosures to existing external terrace to night club (Class Sui Generis).		Withdrawn Decision
10	2012/0407/L	23/01/2012	Removal of 3 x timber doors and installation of 3 x double frameless glass doors at first floor level in connection with the night club (Sui Generis) (Retrospective).		Refused and Warning of Enforcement Action to be Taken
11	2013/2947/A 2013/2946/L	03/06/2013	Installation of 3x externally illuminated timber framed poster boxes (measuring 1570mm x 1050mm) to side (Crowndale Road) elevation at ground floor level. FINAL DECISION	FRONT ELEVATION	Enforcement Action to be Taken

12	<u>2014/7597/L</u>	13/01/2015	Conversion of open yard to external sitting and smoking area FINAL DECISION	GROUND FLOOR DETAIL ROOM RM.B-42	Granted
13	<u>2016/6959/P</u>	23/12/2016	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 (Class A4), 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).	ALL	Granted Subject to a Section 106 Legal Agreement
14	<u>2016/6960/L</u>	23/12/2016	Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building with basement following demolition of 65 Bayham Place and 1 Bayham Street (retention of façade) to provide 32 bedroom hotel, mansard roof extension to 74 Crowndale Road, 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.		Granted
15	<u>2017/6058/P</u>	30/10/2017	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).FINAL DECISION		Granted Subject to a Section 106 Legal Agreement
16	<u>2017/5423/P</u>	02/10/2017	Installation of 1 x telephone kiosk on the pavement.		APPEAL DECIDED
17	<u>2017/6070/L</u>	30/10/2017	Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building to provide pub at ground floor and private members club 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, 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 at roof level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club, minor reconfiguration to circulation space within Koko, conversion of Koko dome to private bar, erection of glazed canopy to Camden High Street and Crowndale Road elevation and refurbishment and restoration of Koko.		Granted
18	<u>2018/1677/P</u>	24/04/2018	Details of windows and doors, CCTV cameras, landscaping screens to terraces, façade glazing, mechanical ventilation system, air quality monitors, biodiverse roof, photovoltaic cells, piling method statement, soundproofing, air quality measurements, construction method statements and air source heat pumps required by condition 4, 6, 7, 8, 9, 12, 13, 17, 21, 22 and 23 of planning permission 2017/6058/P dated 22/02/2018 for 'Redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class Sui Generis) on upper floors, mansard roof extension to 74 Crowndale Road, creation of terraces at 3rd and 4th floor 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)'.		Granted

19	2018/3086/L	07/08/2018	Installation of retractable acoustic baffles at high level above the stage - A new four-post trussed independent structure will be built over the stage area to support the lighting. The four-post trussed frame will be supported on 4no brick piers, which will be located at sub-basement level in the back of house storage areas. - New air handling unit (AHU) and attenuator overstage. Existing secondary steel beams (non-original) are to be relocated to support the new MEP units.		Granted
20	2018/4037/L	15/09/2018	Amendment to previously consented scheme (ref: 2017/6070/L dated 02/05/2018) namely to allow enlargement of basement and sub-basement, 3 fresh air grilles to Crowndale Road elevation, acoustic louvre to ground floor of Bayham Place (to serve plant room below), alteration to door between function room and 'artists gallery' at first floor, replacement of sliding with folding doors to Sky Lobby, alterations to the fourth-floor terrace and other minor alterations.		Granted
21	<u>2018/4035/P</u>	17/09/2018	Variation of condition 3 (approved plans) of planning permission 2017/6058/P dated 02/05/2018 (for redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class SG) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street, and 74 Crowndale Road (façades retained), including enlargement of basement / sub-basement, mansard roof extension (74 Crowndale Road), creation of terraces and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (SG)), namely to allow enlargement of basement and sub-basement, 3 fresh air grilles to Crowndale Road elevation, acoustic louvre to ground floor of Bayham Place (to serve plant room below) and other minor external alterations.		Granted
22	<u>2018/5200/A</u>	26/11/2018	Temporary display of shroud with 1 x externally illuminated commercial advertisement (using 13 x spotlights) on Camden High Street elevation until 31/12/2019.		REFUSED
23	<u>2018/5201/INVALID</u>	17/09/2018	LBC NOT REQUIRED - Temporary installation of a shroud with an externally illuminated commercial advertisement on Camden High Street elevation until 31/12/2019		Withdrawn Decision
24	<u>2019/4009/L</u>	05/09/2019	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.		Granted
25	<u>2019/3219/A</u>	30-07-2019	Temporary display of scaffold shroud (with replica of building façade) to front and side elevation including non-illuminated advertisement panel 9m x 4.4m to front elevation for a period of 12 months.		Granted
26	<u>2019/2296/P</u>	31/05/2019	Non-material amendment to planning permission 2017/6058/P dated 02/05/2018 (as amended by 2018/4035/P dated 08/03/2019) for 'redevelopment involving change of use from offices (Class B1) and erection of 5 storey building at the corner of Bayham Street and Bayham Place to provide pub at ground floor and private members club (Class SG) on upper floors following demolition of 65 Bayham Place, 1 Bayham Street, and 74 Crowndale Road (façades retained), including enlargement of basement / sub-basement, mansard roof extension (74 Crowndale Road), creation of terraces and erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club (SG)' approved; namely: installation of new smoke outlet vent to Bayham Street pavement and repurposing of pavement light to Crowndale Road for smoke ventilation		Granted
27	2019/0695/L		Temporary propping works. Retrospective erection of temporary propping to existing roof truss".		

In addition to the above, as a prominent and renowned music venue in London, KOKO has undergone a number of internal adaptations to suit the repertoire of changing events hosted within the building. A large number of planning and listed building consent applications for the building have been previously submitted consenting different elements within the building. A full record of this is found in the records (refer to Appendix 1). However, some internal works- principally pertaining to layout of fixed furniture in limited areas, layouts of toilet spaces, etc are strictly in keeping with the consented drawings. These works do not affect the special architectural or historic interest of the building and have not resulted in any loss of fabric.

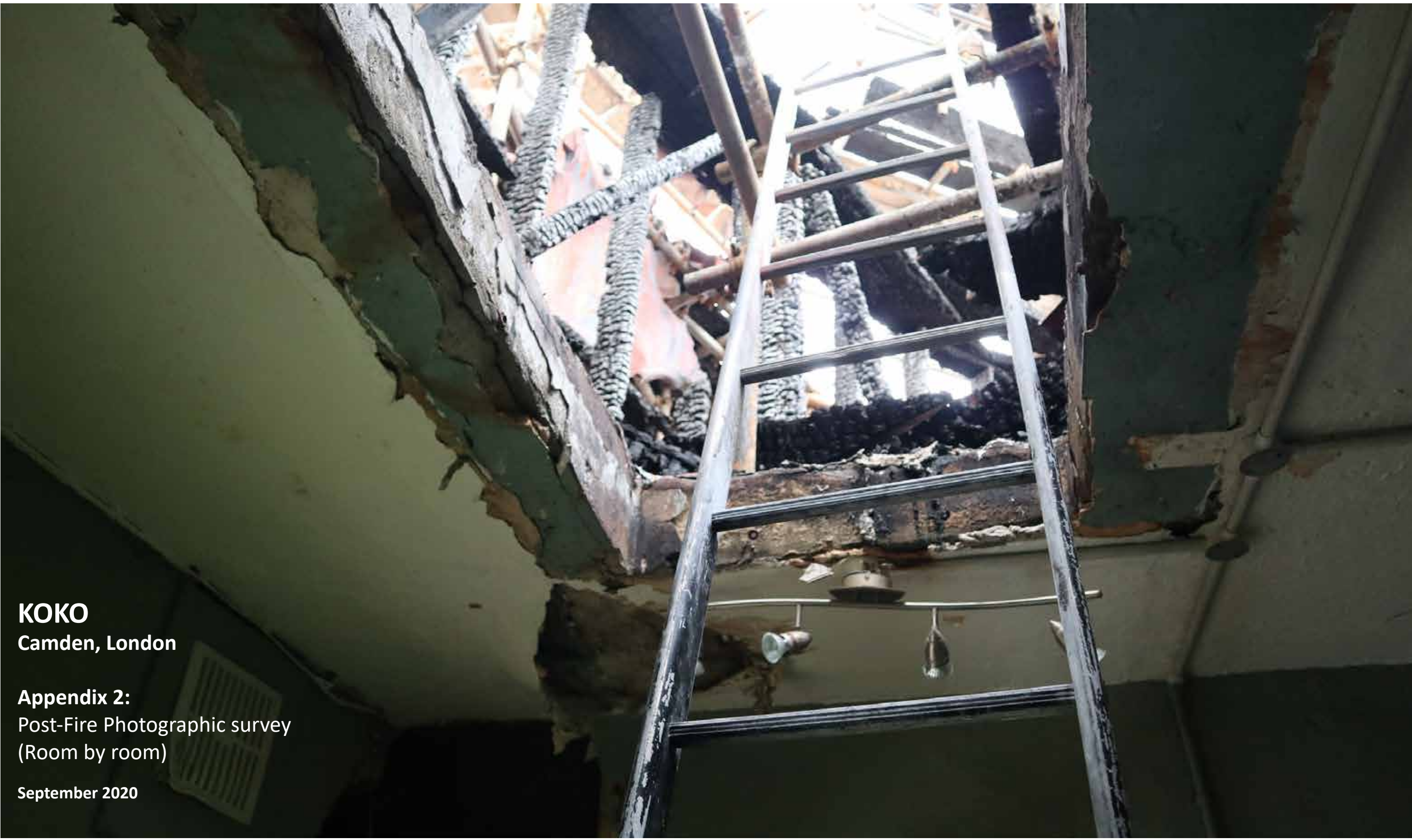
Additionally, a large proportion of these works have been affected by water damage and are proposed to be stripped out and replaced with the new layout (as per the current application). In general, the unconsented works relate to:

- Fixed furniture and fittings including bar counters, fixed, seating, etc
- Layout of service areas including toilets
- Ad-hoc M&E services (wiring, cables and conduits) installed in different areas of the building

We have assessed that the scope and extent of the works deviating from the consented drawings as minor and that these works do not have an adverse impact on the special interest of the building. The current application includes strip out of much of the fixed furniture and service areas and their replacement with new fixed furniture and newly designed service areas in keeping with the building's functions.

Importantly, the current proposal is for a complete overhaul of the existing redundant (affected by fire and water ingress as a result of the fire) M&E services throughout the building. The new M&E routes are incorporated within the overall design scheme and will be streamlined behind finishes and channelled through trays to allow for easy maintenance in the future. The proposed lighting scheme is also designed with consideration to the building's function as a nightclub and concert venue. Overall, the proposed M&E works would be a significant improvement over the existing and enhance the legibility of the architecturally significant details and features within the building.

APPENDIX 2: PHOTOGRAPHIC RECORD



KOKO
Camden, London

Appendix 2:
Post-Fire Photographic survey
(Room by room)

September 2020



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KOKO, Camden

**Heritage Statement to
Accompany Full Application**

**Appendix:
Post-fire Photographic Survey**
(Room by Room)



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Cover image: Dome debris (2020) © SLHA Ltd

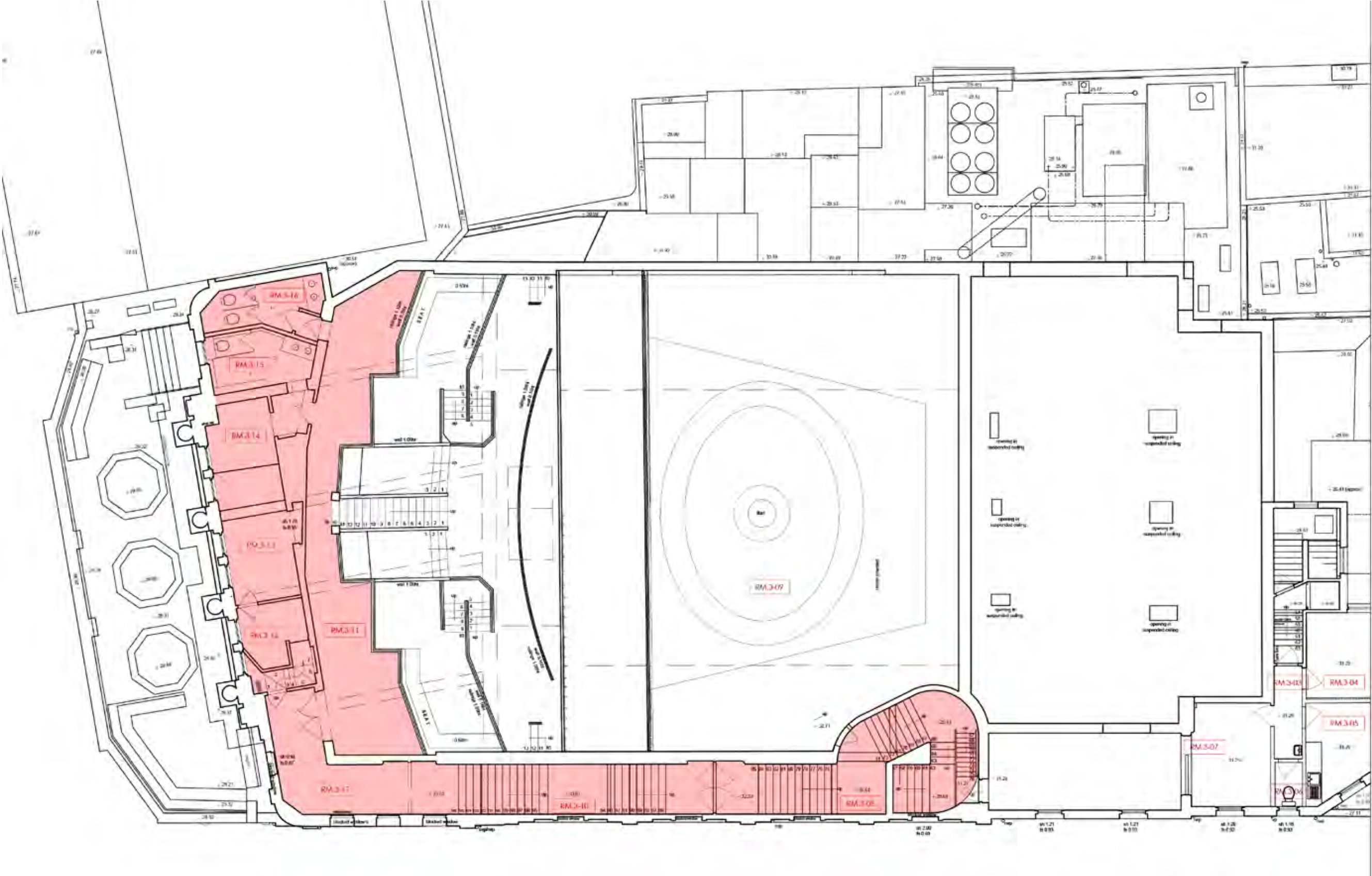
CONTENTS

	Page
1. <i>THIRD FLOOR</i>	4
2. <i>SECOND FLOOR</i>	39
3. <i>FIRST FLOOR</i>	67
4. <i>GROUND FLOOR</i>	108
5. <i>BASEMENT</i>	167
6. <i>LOWER BASEMENT</i>	230

- Please Note:
- All following photographs have been taken between January- February 2020.
 - All images have been taken by SLHA.

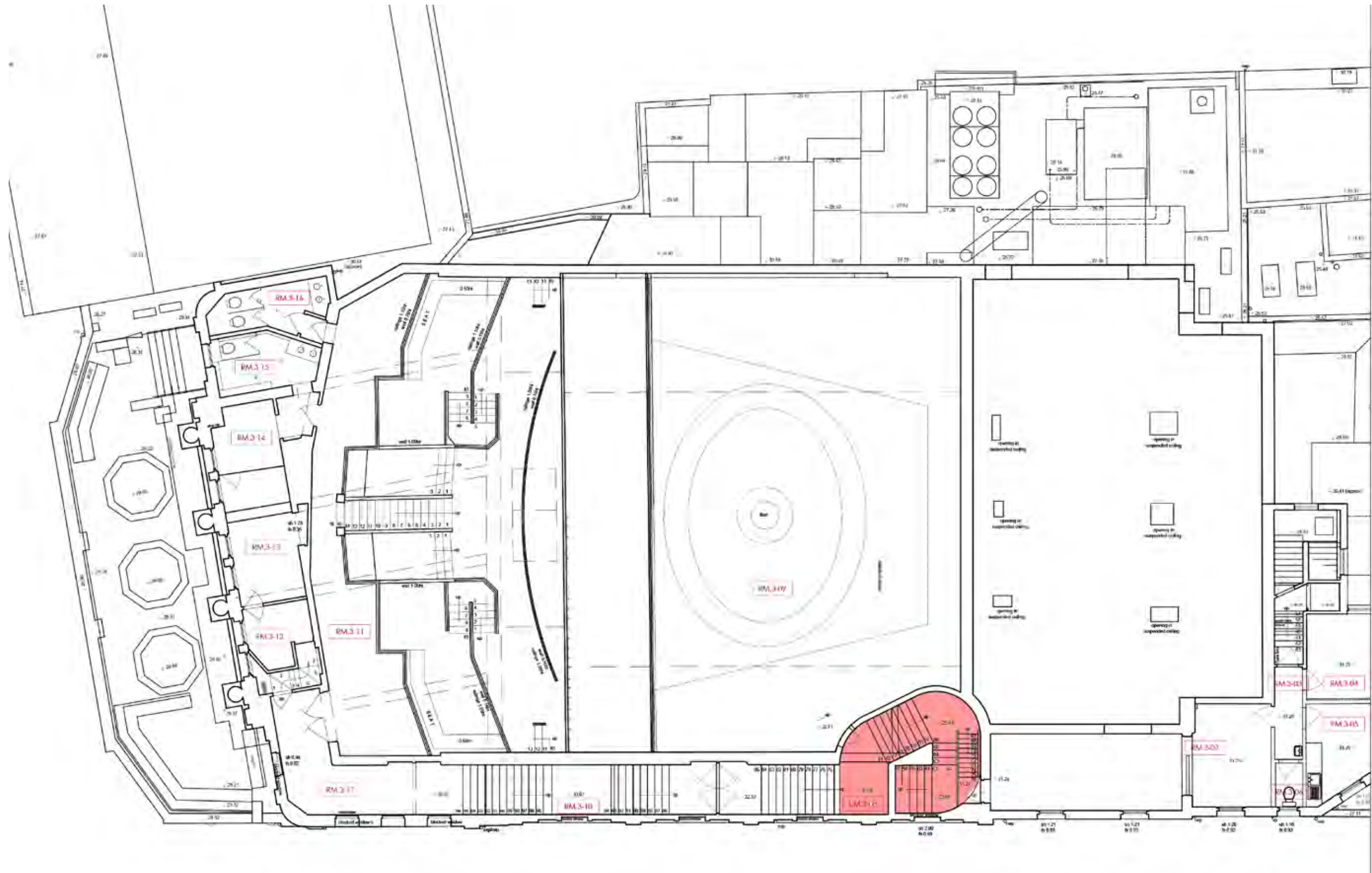


THIRD FLOOR - *Post-fire photographic survey post fire.*

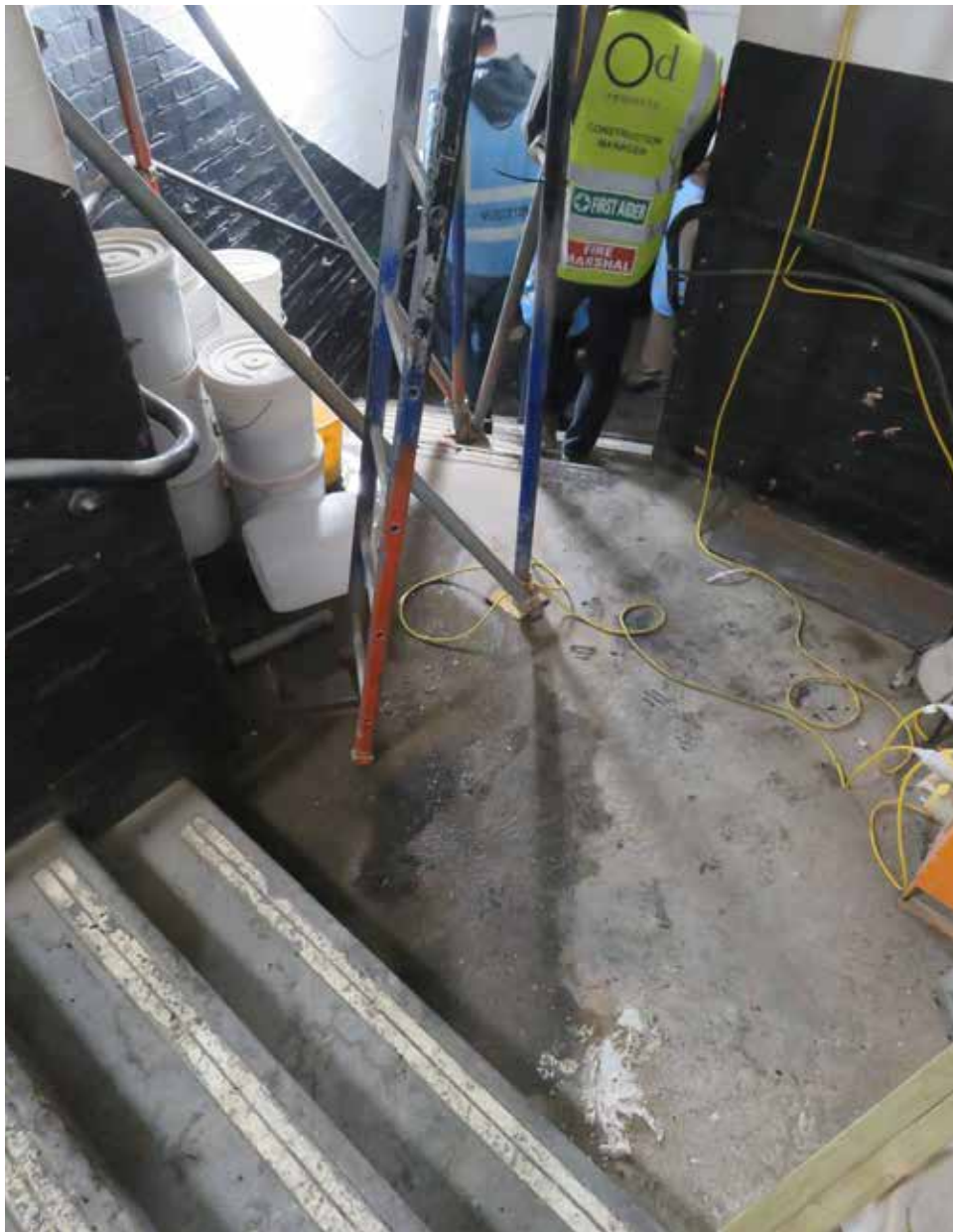


Photographic survey - Area covered in Third Floor

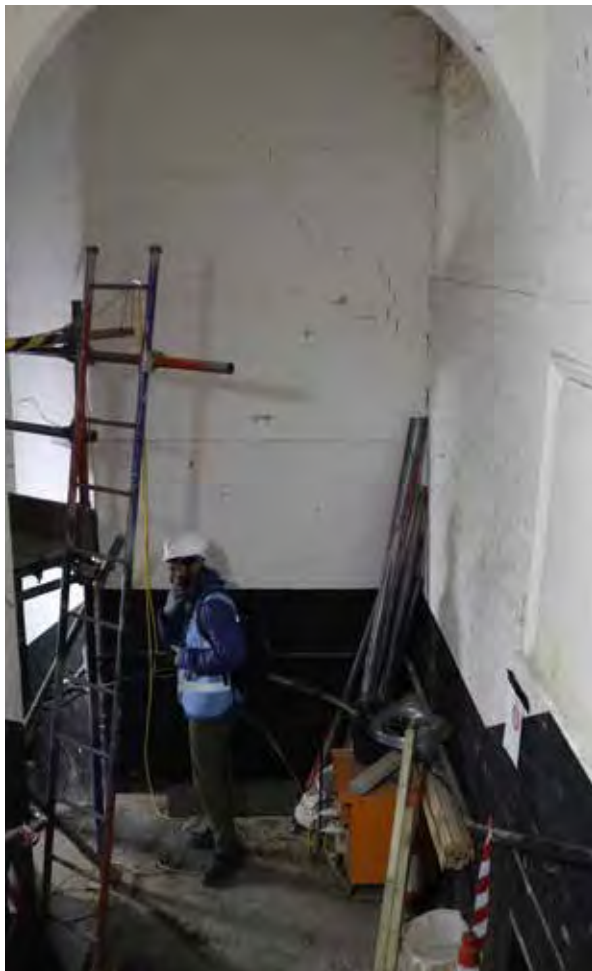
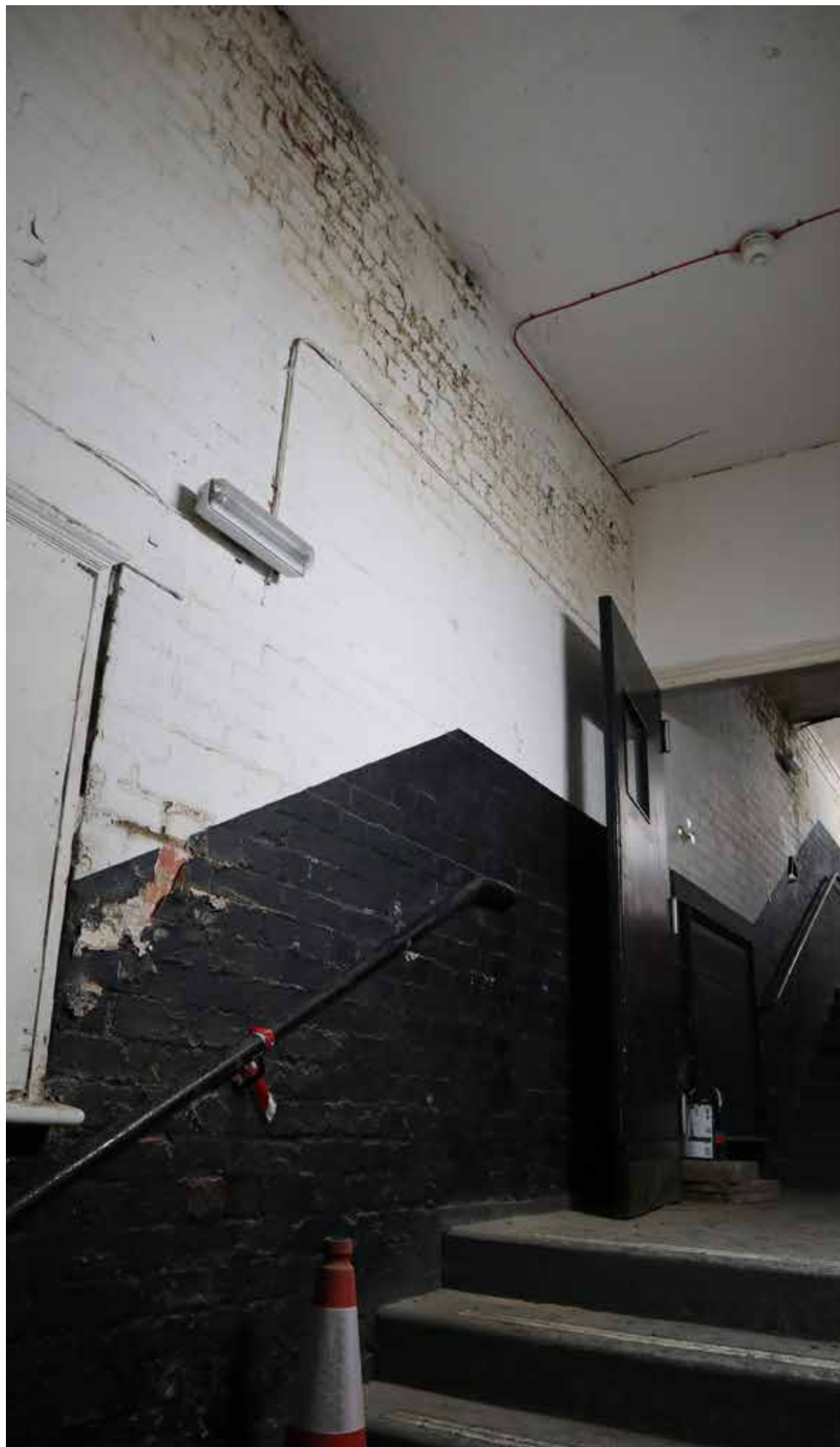
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THIRD FLOOR - RM 3-08



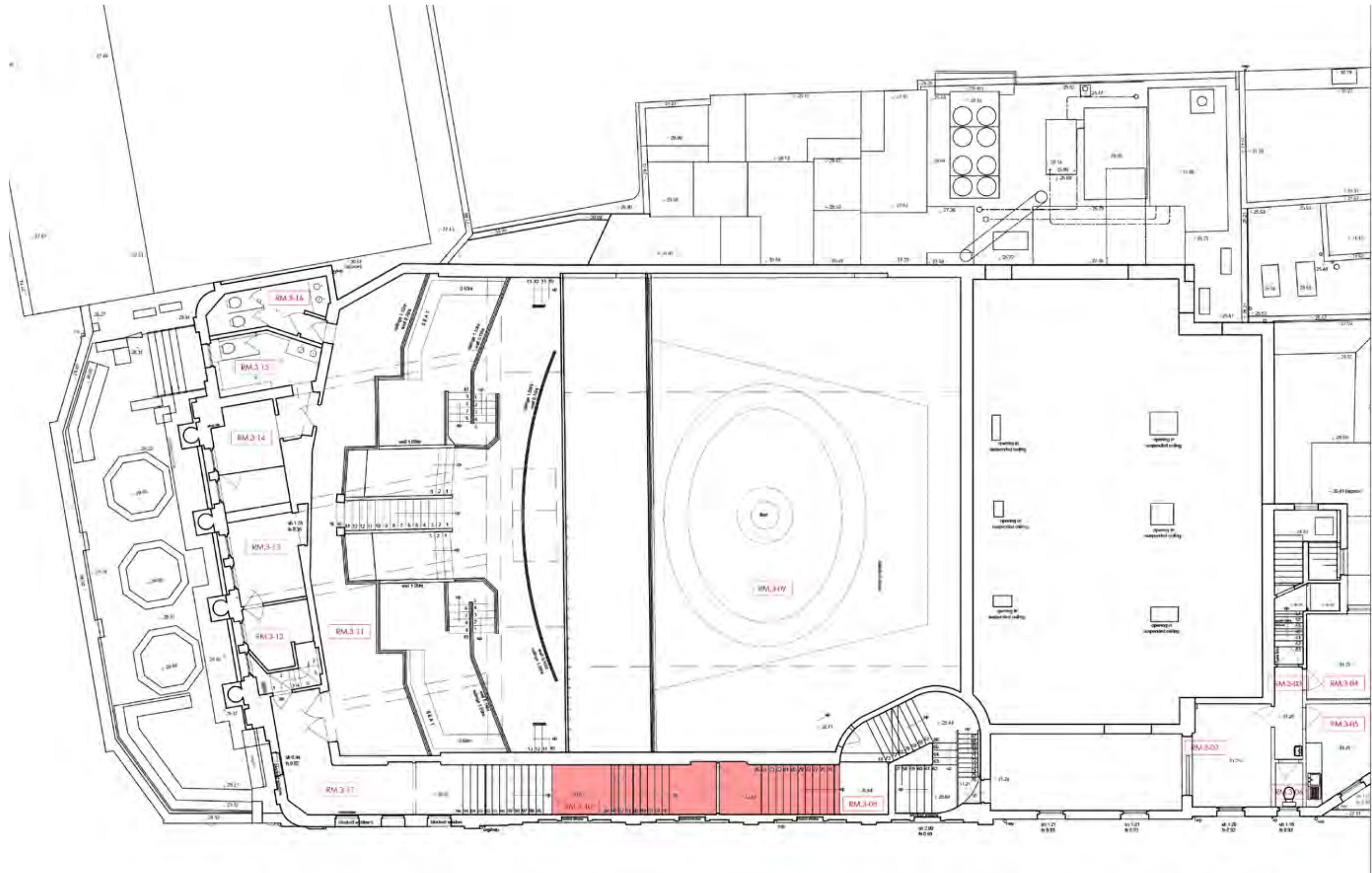
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THIRD FLOOR - RM 3-08



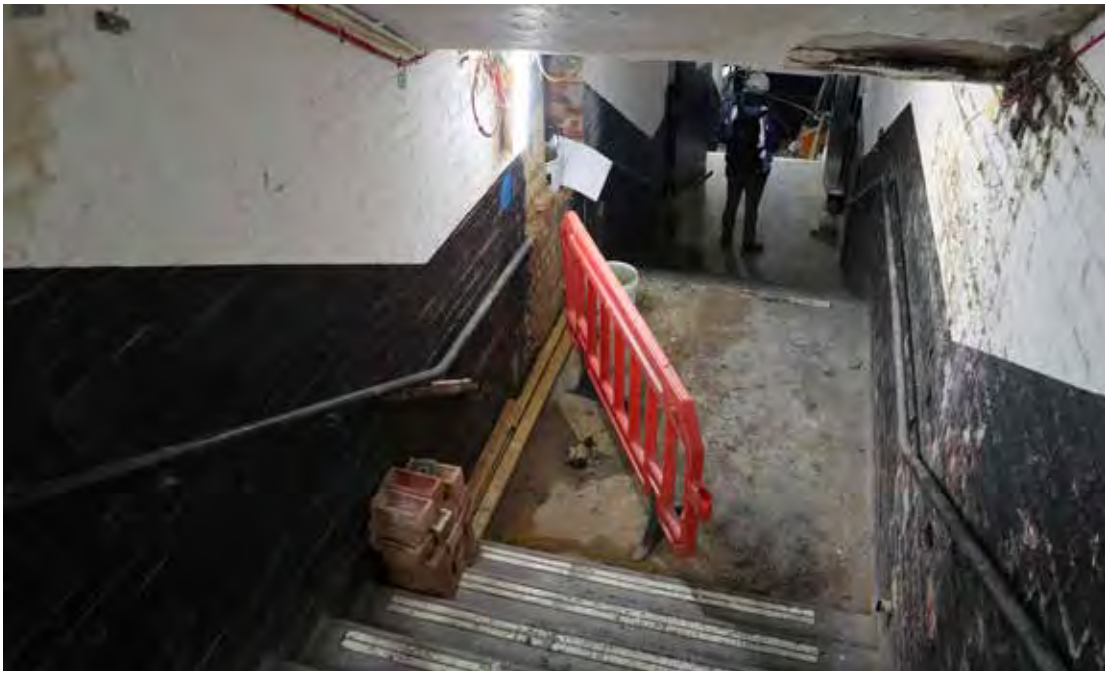
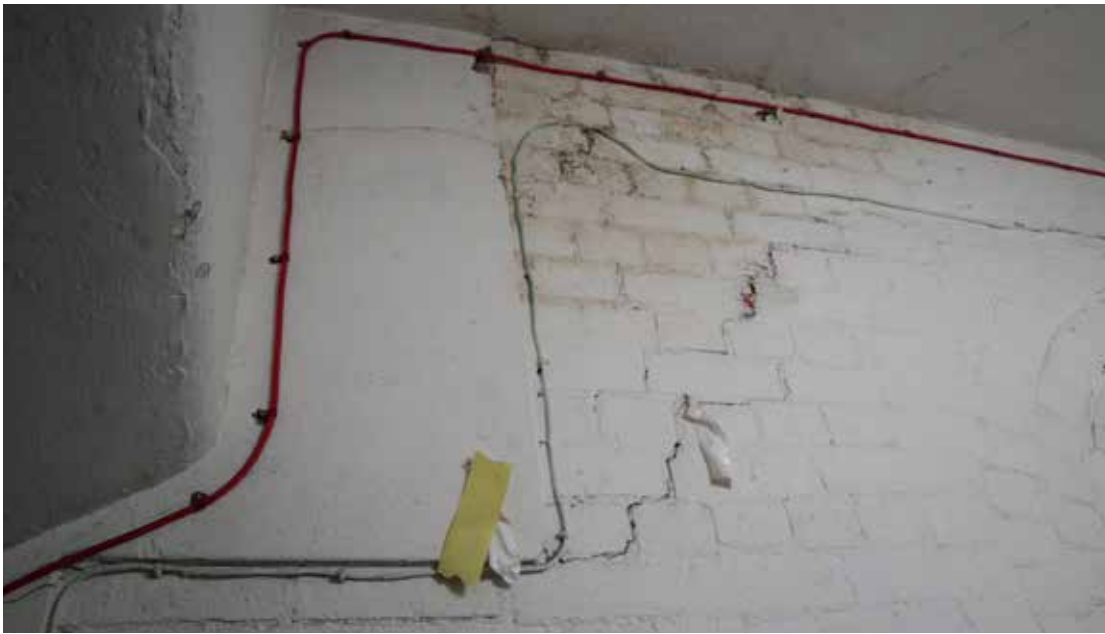
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THIRD FLOOR - RM 3-10



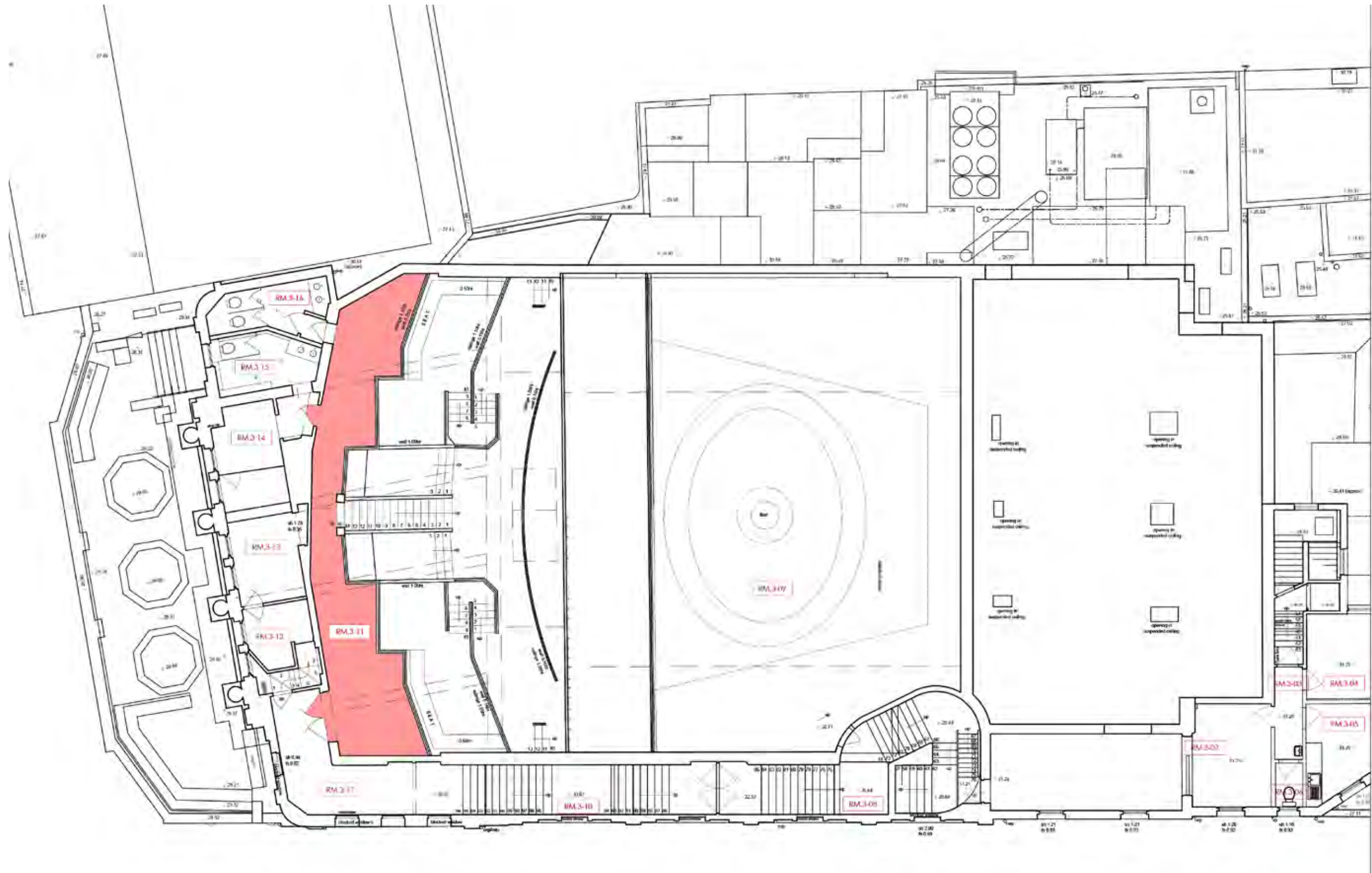
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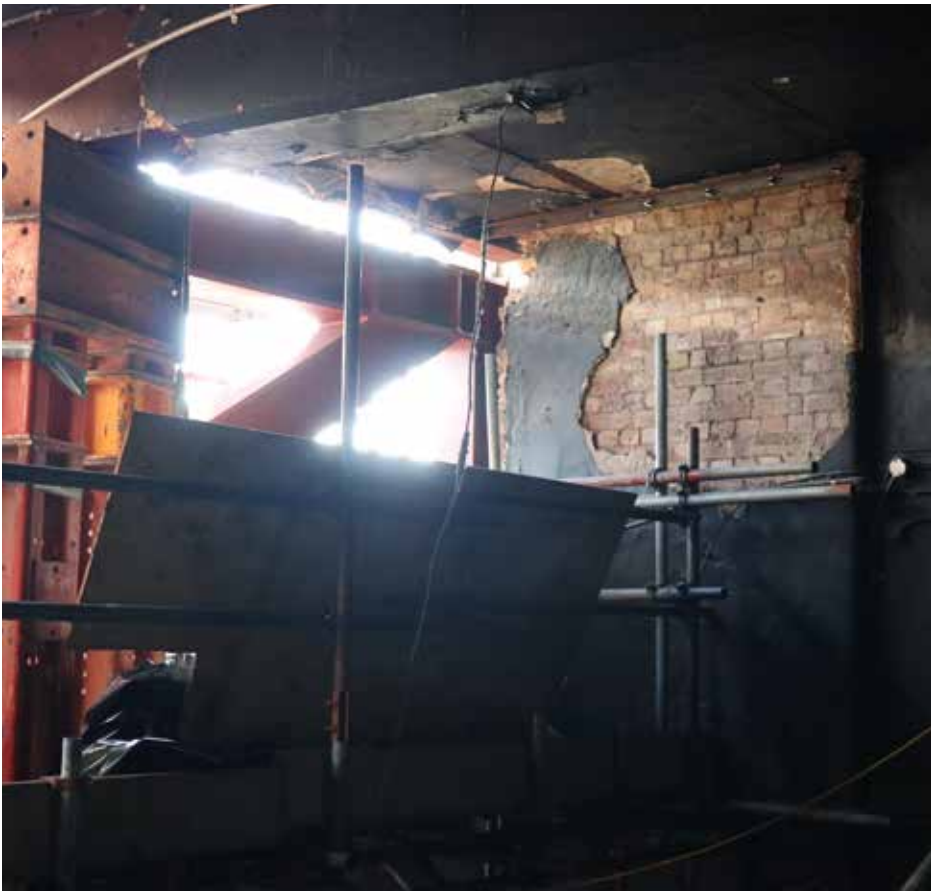
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THIRD FLOOR - RM 3-11



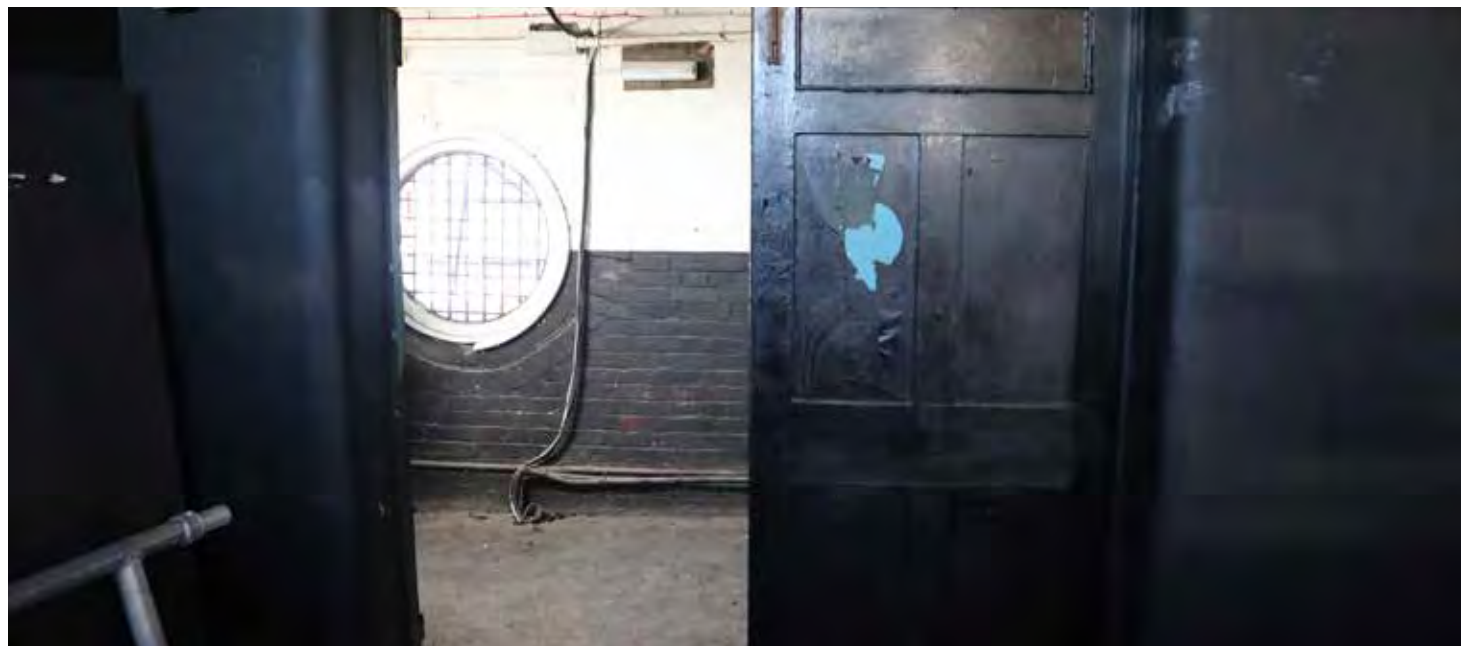
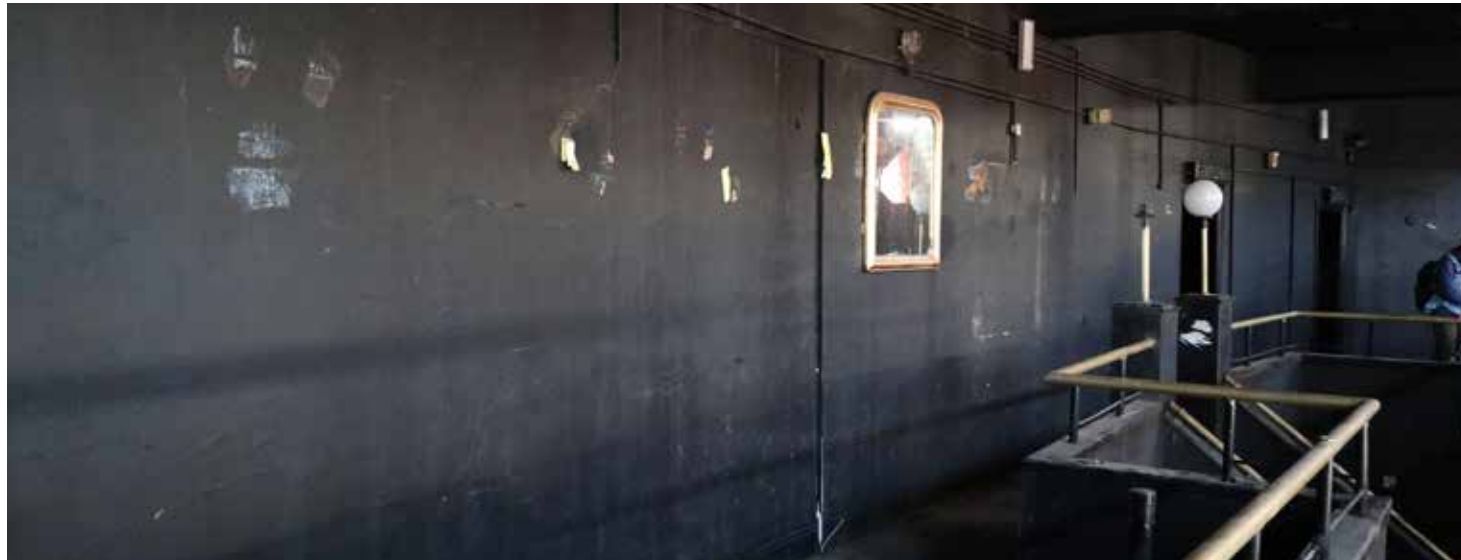
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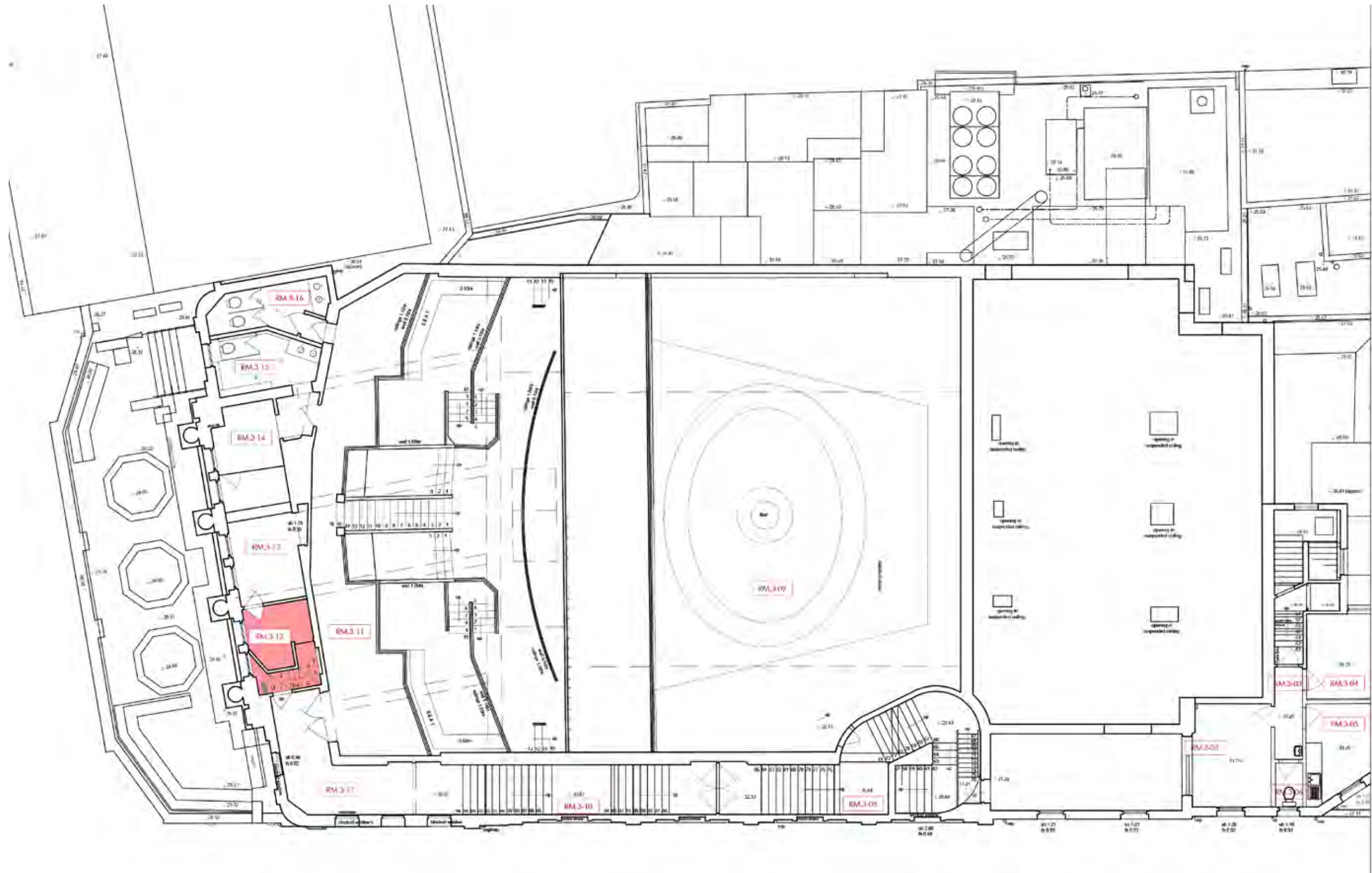
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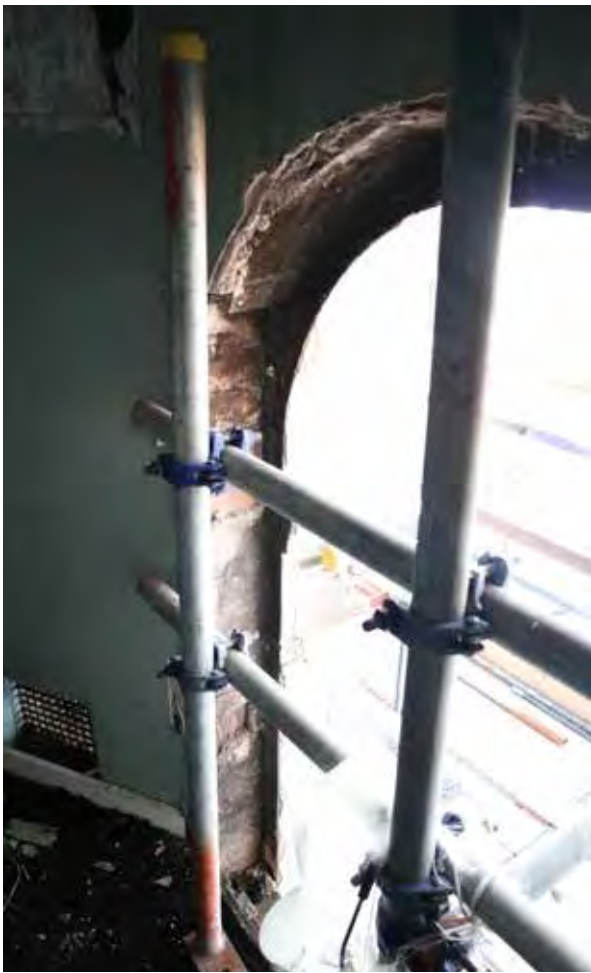
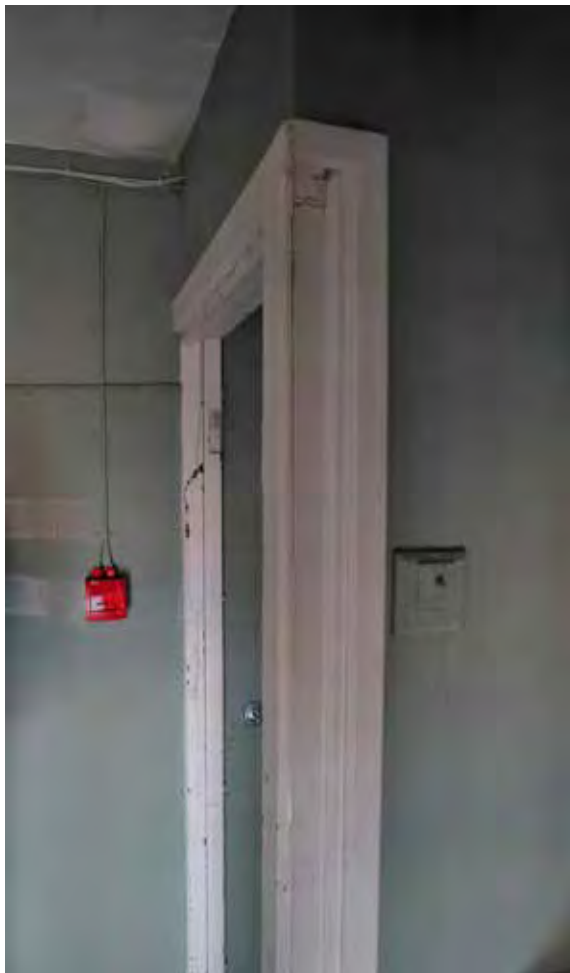
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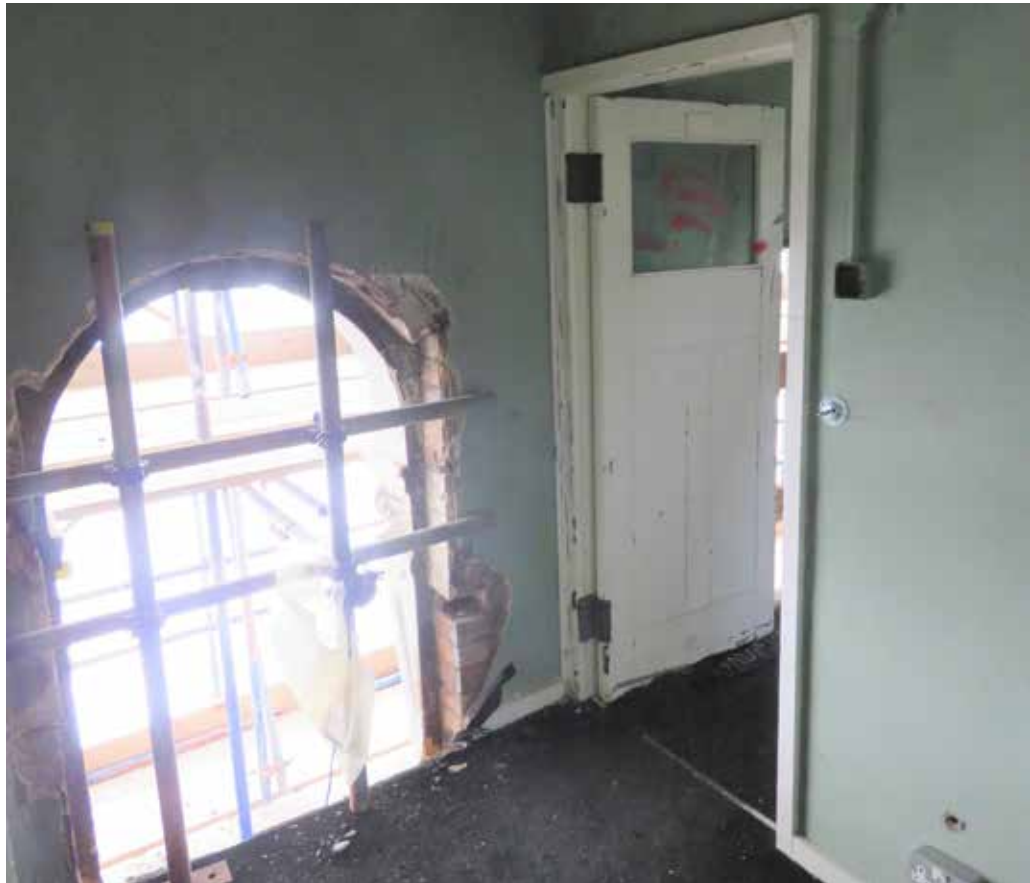
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THIRD FLOOR - RM 3-12



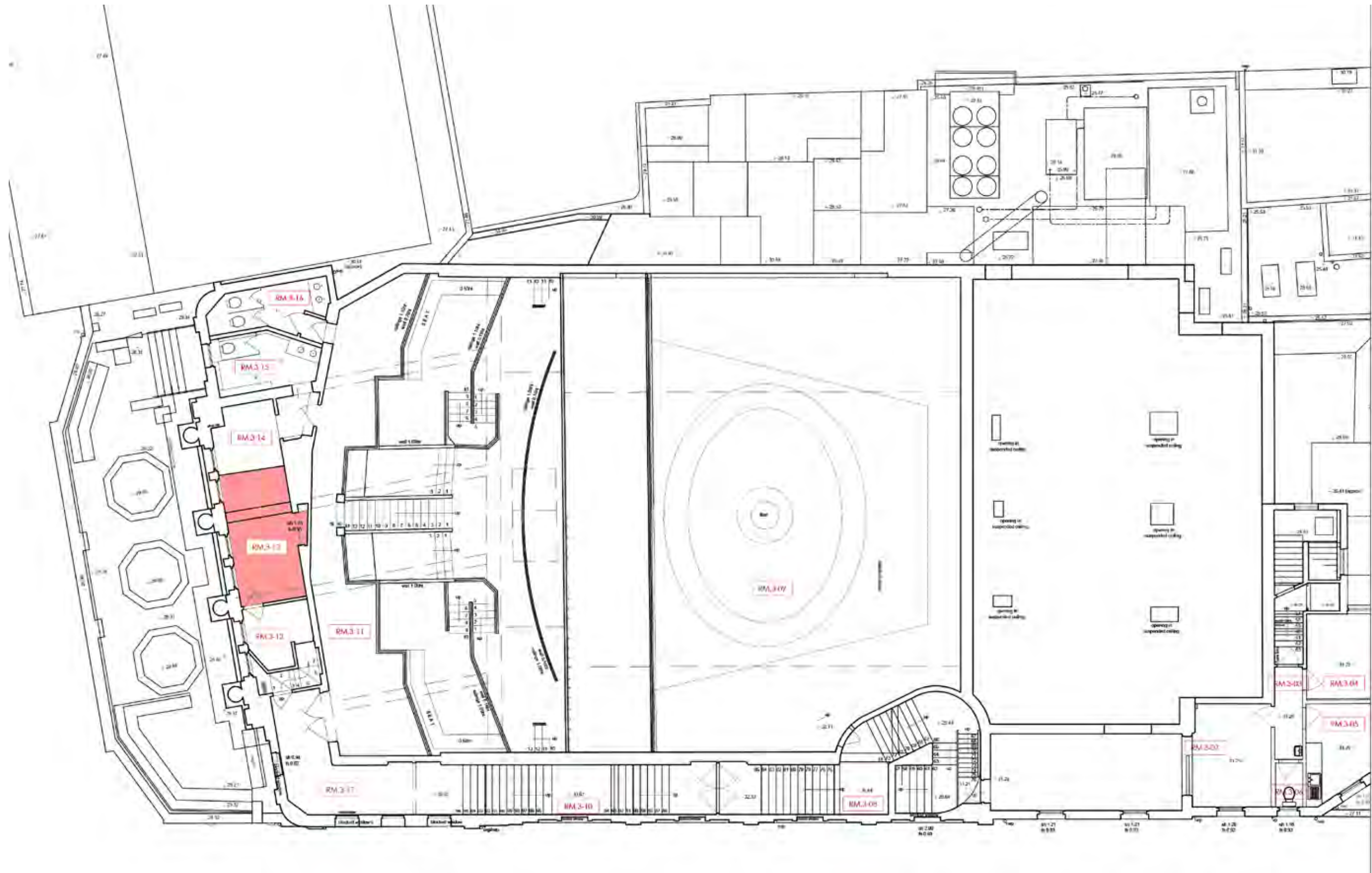
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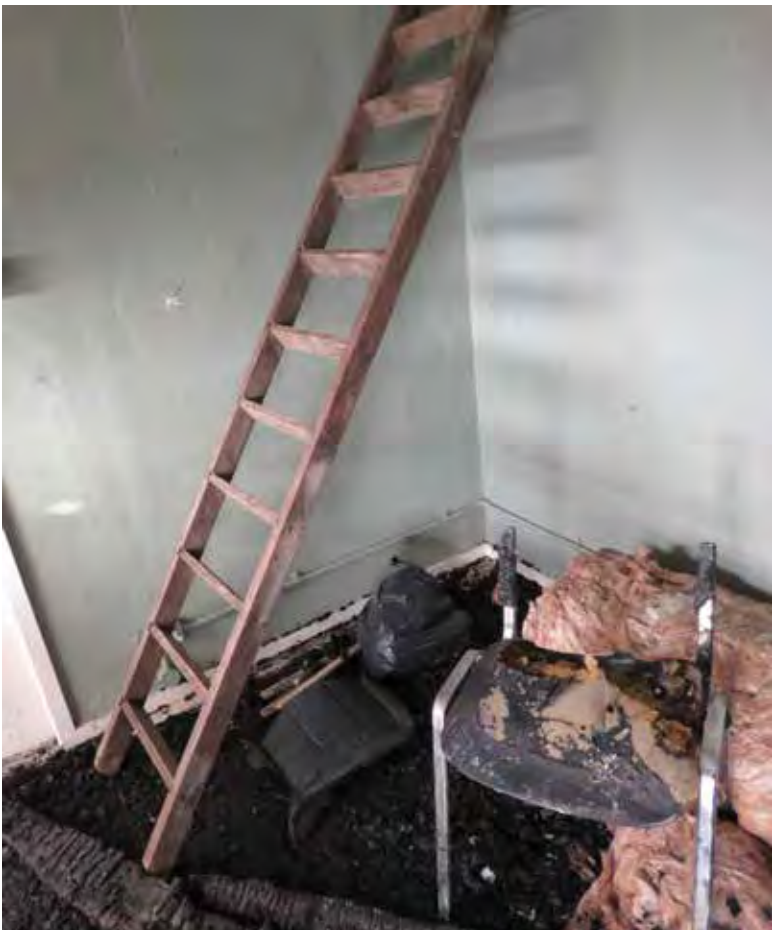
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THIRD FLOOR - RM 3-13



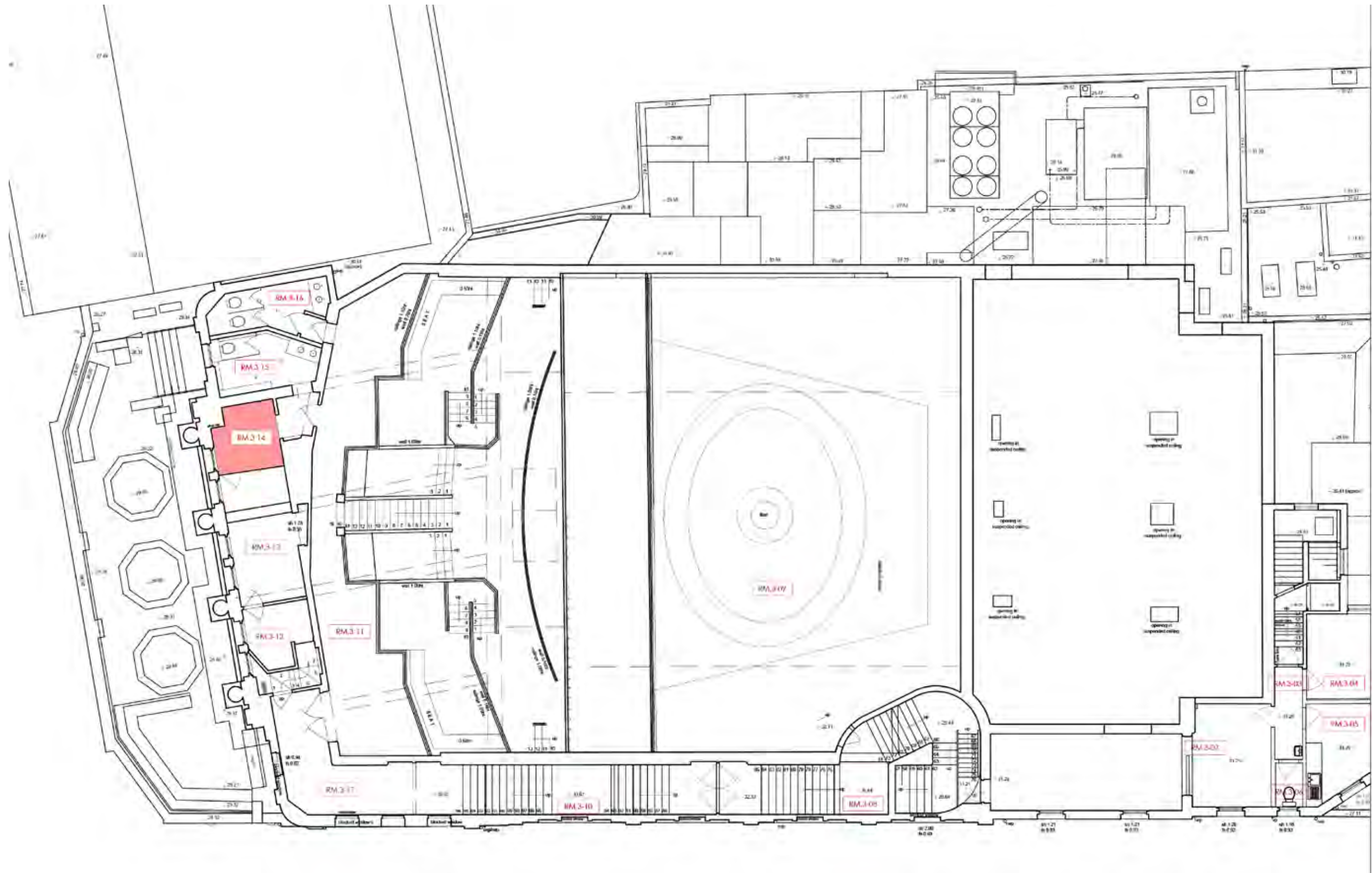
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THIRD FLOOR - RM 3-13



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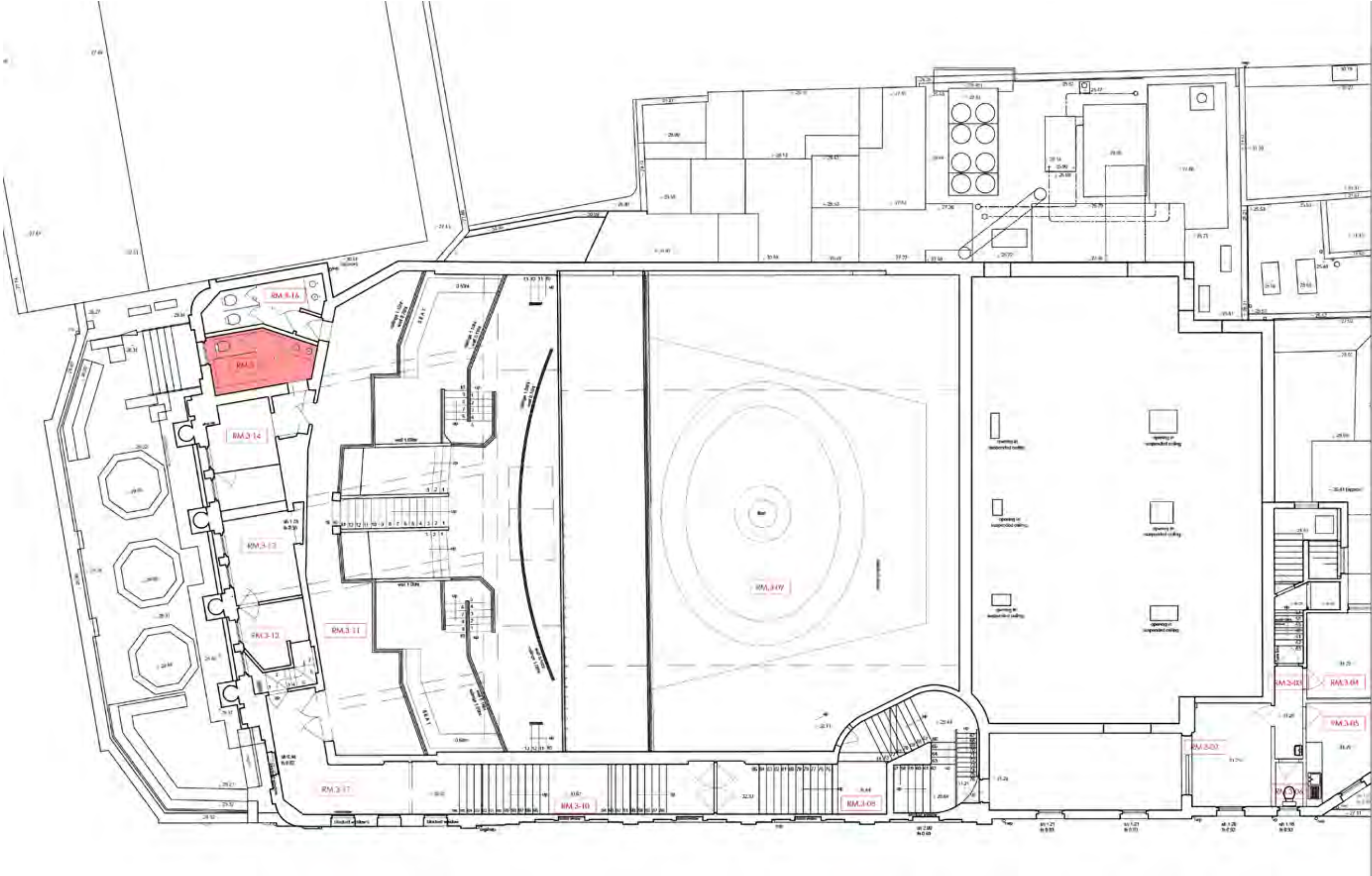
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THIRD FLOOR - RM 3-14



THIRD FLOOR - RM 3-15



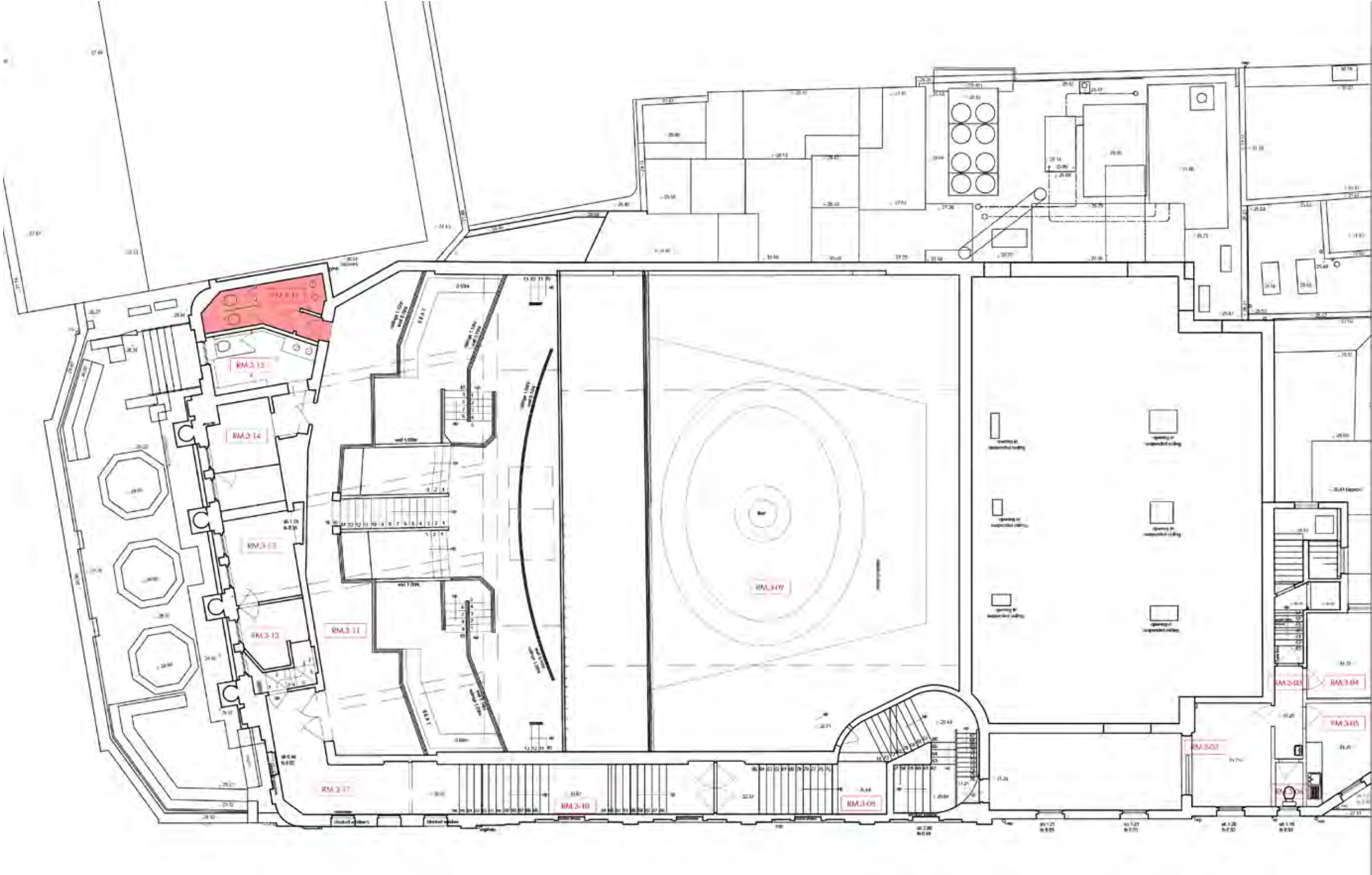
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THIRD FLOOR - RM 3-15



THIRD FLOOR - RM 3-16



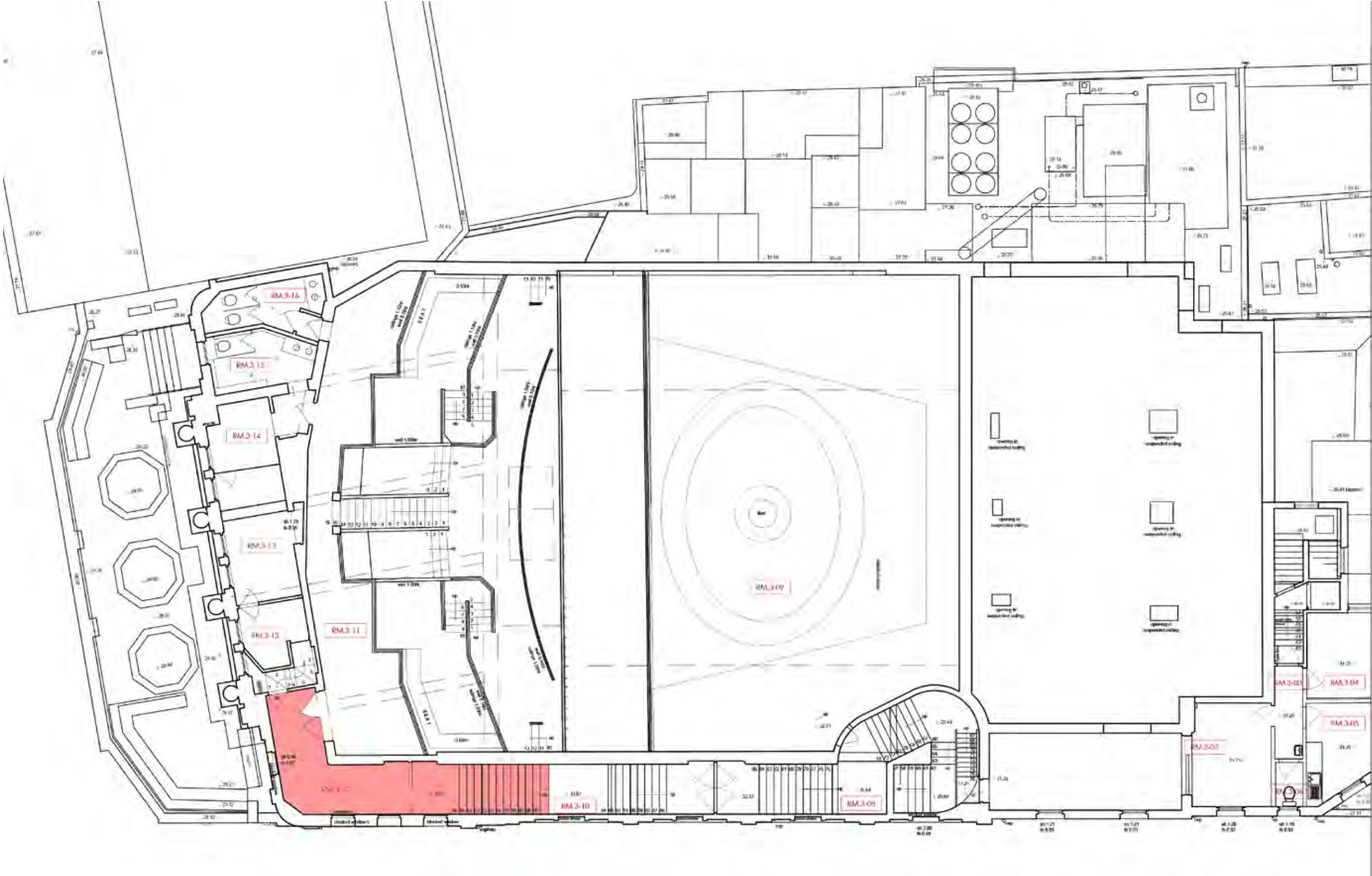
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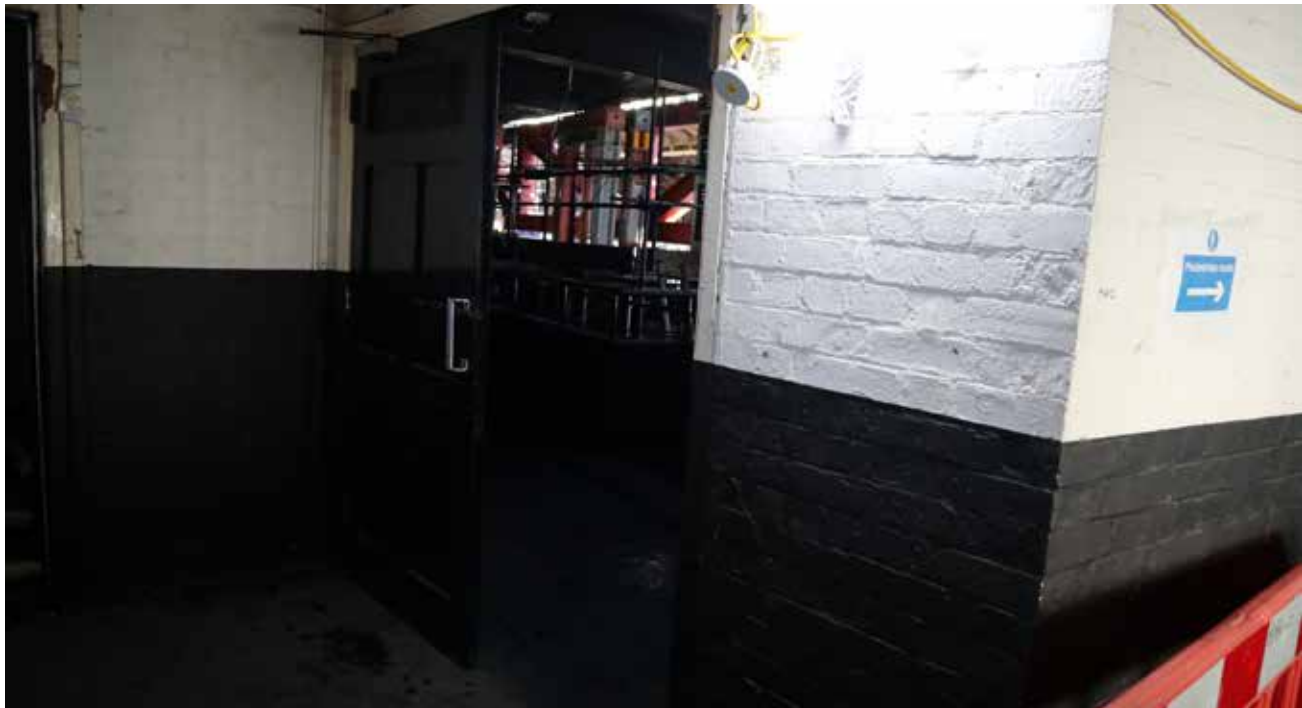
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THIRD FLOOR - RM 3-17



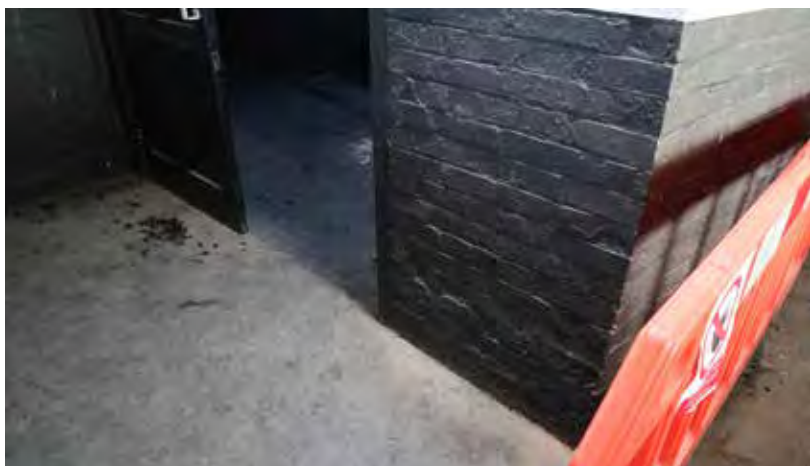
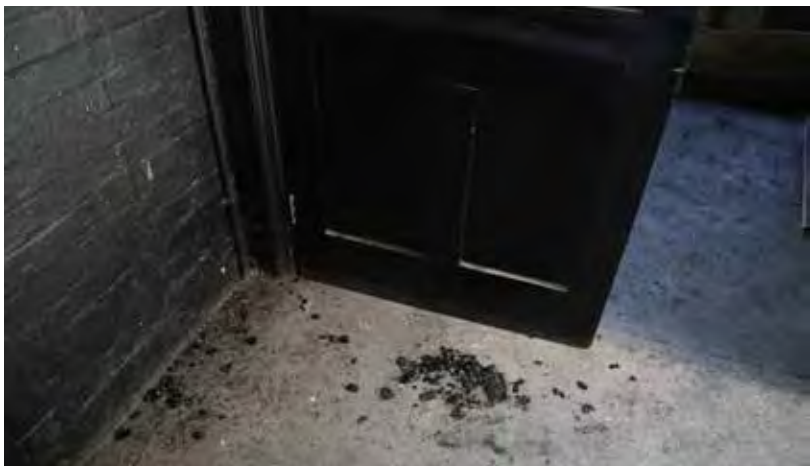
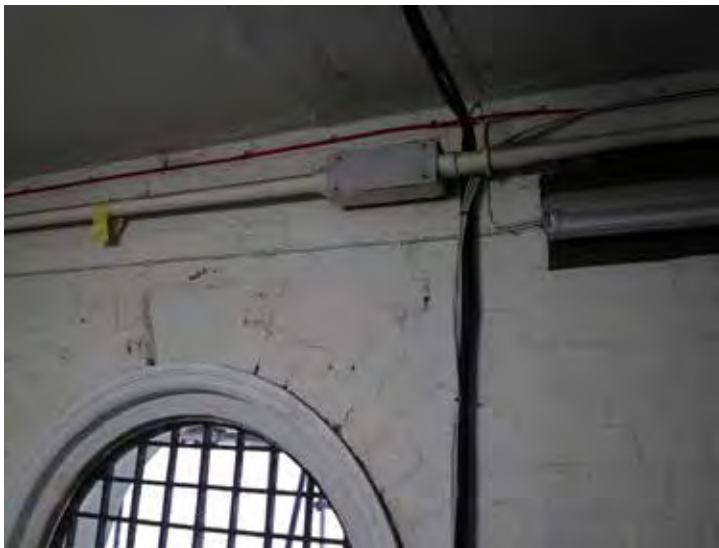
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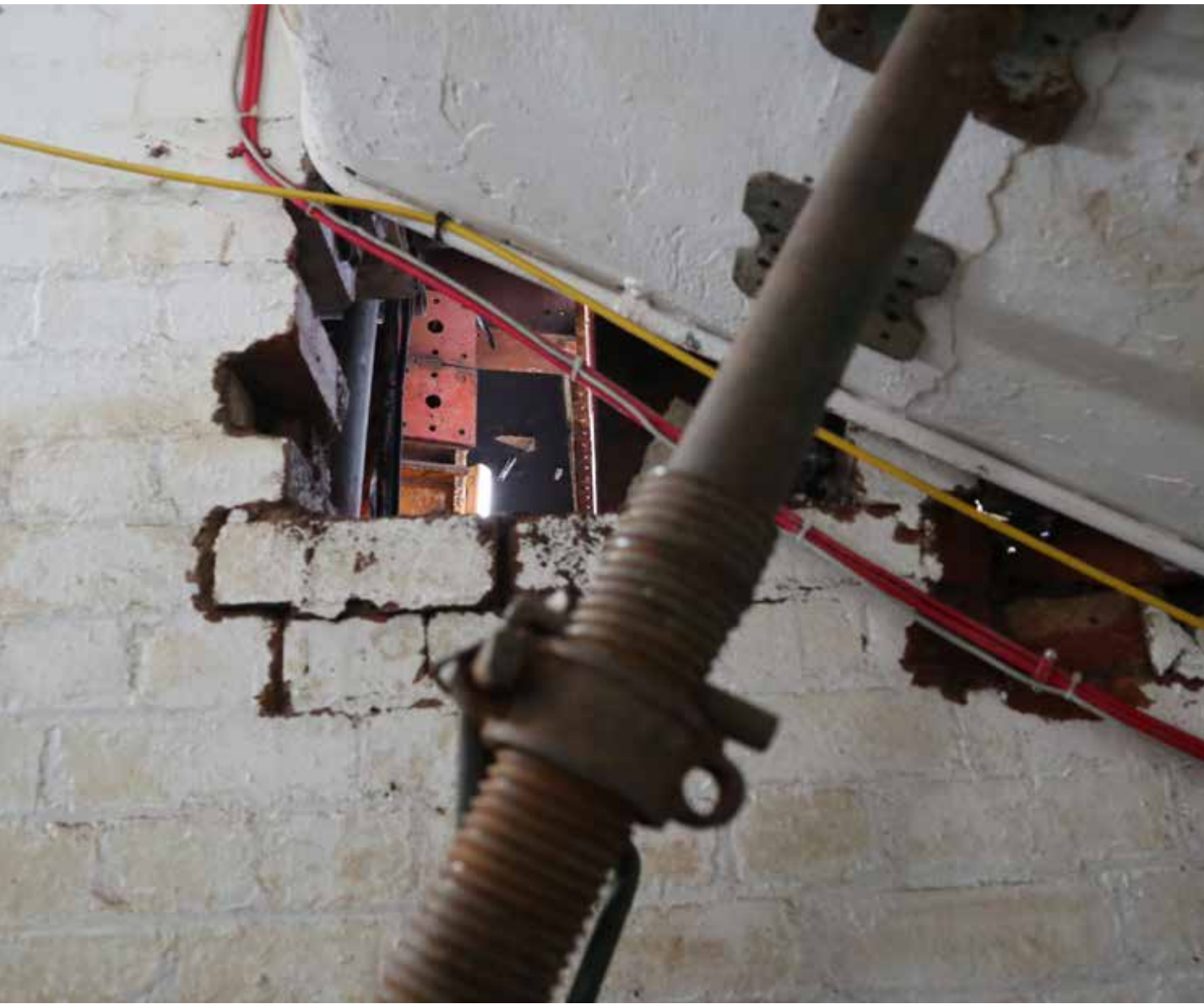
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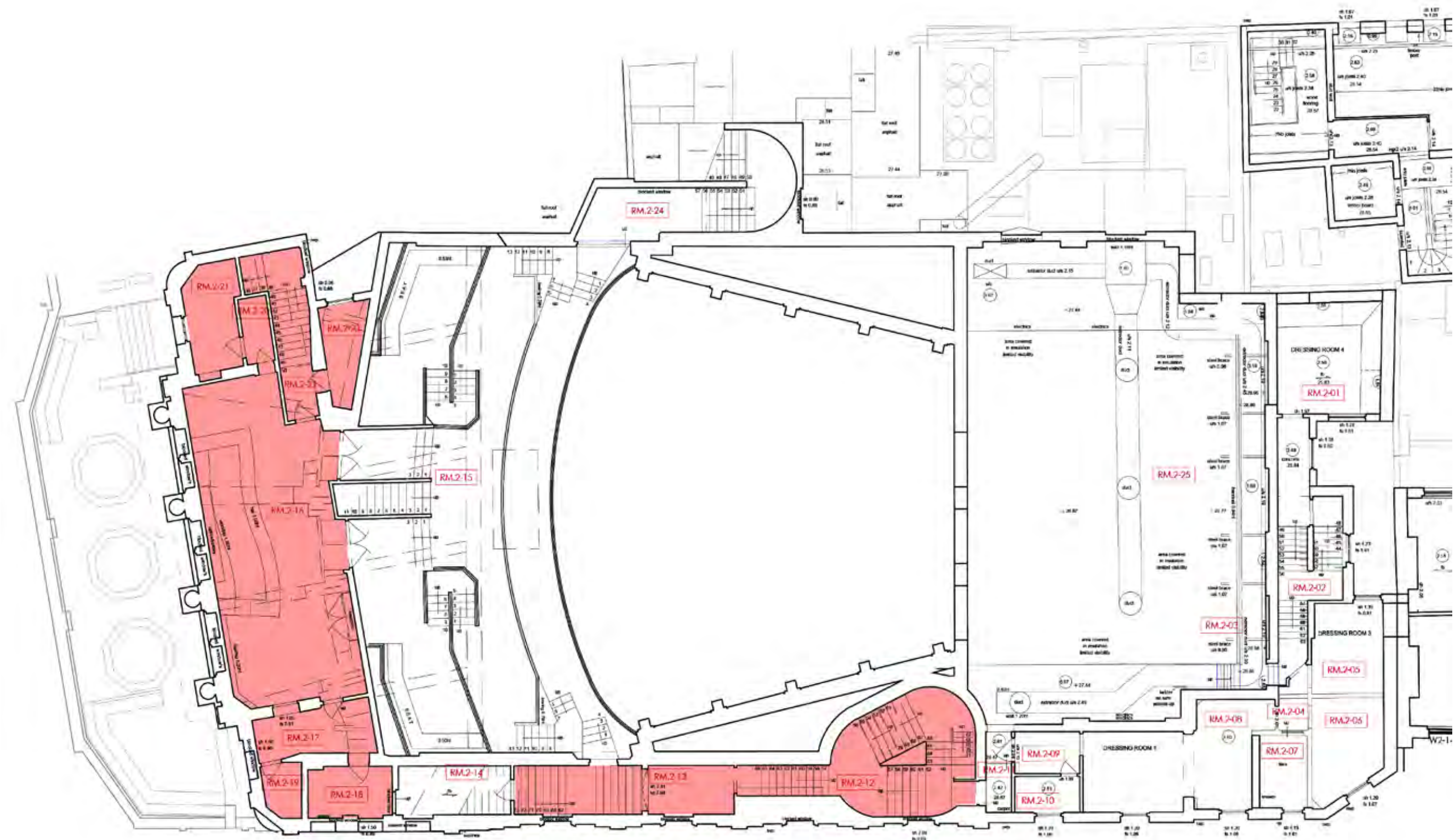
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THIRD FLOOR - RM 3-17

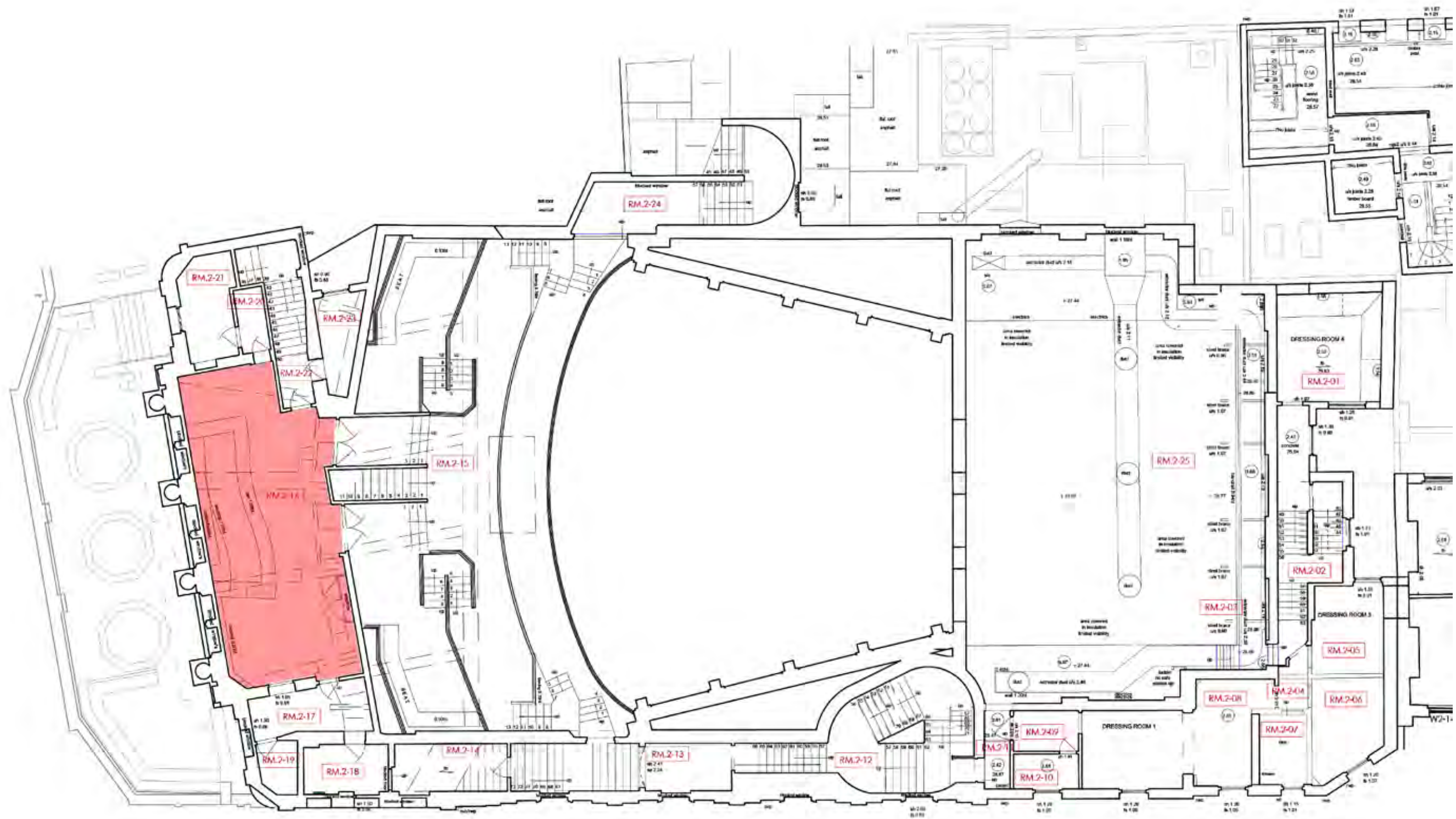


SECOND FLOOR - *Post-fire photographic survey post*



Photographic survey - Area covered in Second Floor

SECOND FLOOR - RM 2-16



SECOND FLOOR - RM 2-16



SECOND FLOOR - RM 2-16



SECOND FLOOR - RM 2-16



SECOND FLOOR - RM 2-16



SECOND FLOOR - RM 2-17

