

Application ref: 2020/2428/L
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WSP
Aldermary House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Amendment to previously consented scheme (ref: 2017/6070/L dated 02/05/2018 as amended by 2018/4037/L dated 13/03/2019), namely to allow dome reinstatement, concrete slab replacement and external paint stripping from the south and west elevations.

Drawing Nos:

Existing drawings: AHA/KKC/ EX / 103DR A; 104DR A; 105DR A; 200DR A; 201DR A; 202DR A; 203DR A; 300DR A;

Demolition drawings: AHA/KKC: DM/103DR B; DM/104DR B; DM/105DR A; DM/200DR A; DM/201DR B; DM/202DR B; DM/203DR B; DM/300DR A;

Proposed drawings: GA/103DR Q; GA/104DR M; GA/105DR H; GA/600-04DR; GA/600-10DR; PR/200DR B; GA/201DR H; GA/202DR G; GA/203DR G; PR/300DR I; DET/ 600DR; DET/601DR; DET/602DR;

Dome Timber Frame Construction drawings: x0936: 400_1 A; 400_2 A; 400_3 A; 400_4 A; 400_5 A; 400_6 A; 400_7 A; 400_8 A; 400_9 A; 400_10 A; 400_11 A;

Dome: Historic Timber Structure - Post-fire Inventory Report prepared by Stephen Levrant Heritage Architecture dated April 2020; Design and Access Statement, prepared by AHA Architects dated June 2020; Structural Report, prepared by Heyne Tillet Steel dated June 2020; Acoustic Report, prepared by Scotch and Partners dated June 2020; Cover letter prepared by WSP dated 2 June 2020; Strip out Phase 2 - Paint

Removal: 99_8 rev A; 99_9; Heritage Statement prepared by SLHA dated June 2020; Dome Reinstatement - Timber Structure prepared by Stephen Levrant Heritage Architecture dated June 2020; ODP 289-SC-SAM Trusses; ODP 289-SC-SAM Carcass/Studwork 1; ODP 289-SC-SAM Carcass/Studwork 2; ODP 289-SC-SAM Cladding/Sarking; Koko - Exterior Paint prepared by C. Hassall Paint Analysis dated March 2020; ODP 289-SC-SAM Façade paint removal; Koko Dome Slab Survey rev A 25/06/20; Method statement for the removal of the existing dome slab and renewal. 08/10/2020.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

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

Existing drawings: AHA/KKC/ EX / 103DR A; 104DR A; 105DR A; 200DR A; 201DR A; 202DR A; 203DR A; 300DR A;

Demolition drawings: AHA/KKC: DM/103DR B; DM/104DR B; DM/105DR A; DM/200DR A; DM/201DR B; DM/202DR B; DM/203DR B; DM/300DR A;

Proposed drawings: GA/103DR Q; GA/104DR M; GA/105DR H; GA/600-04DR; GA/600-10DR; PR/200DR B; GA/201DR H; GA/202DR G; GA/203DR G; PR/300DR I; DET/ 600DR; DET/601DR; DET/602DR;

Dome Timber Frame Construction drawings: x0936: 400_1 A; 400_2 A; 400_3 A; 400_4 A; 400_5 A; 400_6 A; 400_7 A; 400_8 A; 400_9 A; 400_10 A; 400_11 A;

Dome: Historic Timber Structure - Post-fire Inventory Report prepared by Stephen Levrant Heritage Architecture dated April 2020; Design and Access Statement, prepared by AHA Architects dated June 2020; Structural Report, prepared by Heyne Tillet Steel dated June 2020; Acoustic Report, prepared by Scotch and Partners dated June 2020; Cover letter prepared by WSP dated 2 June 2020; Strip out Phase 2 - Paint Removal: 99_8 rev A; 99_9; Heritage Statement prepared by SLHA dated June 2020; Dome Reinstatement - Timber Structure prepared by Stephen Levrant Heritage Architecture dated June 2020; ODP 289-SC-SAM Trusses; ODP 289-SC-SAM Carcass/Studwork 1; ODP 289-SC-SAM Carcass/Studwork 2; ODP 289-SC-SAM Cladding/Sarking; Koko - Exterior Paint prepared by C. Hassall Paint Analysis dated March 2020; ODP 289-SC-SAM Façade paint removal; Koko Dome Slab Survey rev A 25/06/20; Method statement for the removal of the existing dome slab and renewal. 08/10/2020.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 4 Prior to 1st July 2022, the paintwork shall be reinstated to match the original paint scheme as set out in the C. Hassall, Paint Analysis report dated March 2020 or such other paint scheme subsequently granted listed building consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Notwithstanding any annotations shown on the drawings hereby approved, no consent is given for a ladder, anchor points or mansafe system for the maintenance of the dome.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting consent-

The copper dome has suffered significant fire damage. The proposals are to rebuild the copper dome to exactly match the historic dome using identical materials.

The proposals state that air-dried European redwood that matches the historic timbers would be used to rebuild the dome. The submitted drawings clearly show the different timber elements and how they would fit together. The various joints are shown in detail demonstrating the historic accuracy of the proposals and the level of craftsmanship that will be required within the rebuild. Some metal elements of the historic dome have been salvaged and will be used within the reinstatement. The copper cladding has already been approved by listed building consent ref 2019/5921/L.

The concrete slab underneath the dome has become structurally unsound as a result of the fire and needs to be replaced. The current concrete is a clinker concrete slab that does not have the capacity to carry the load of the dome and the roof extensions that were approved under reference 2017/6058/P and 2017/6070/L. Previous proposals were approved to support the clinker concrete with addition steel beams and structures. However, as the clinker concrete now needs to be replaced, it is proposed to replace it with a reinforced concrete slab. This would omit the need for additional structural steel beams. Although not historically accurate, this is a neater solution that results in less harm to the building.

As a result of the response to the fire, the building is damp. The paint on the outside of the building is not breathable and is preventing the building from drying out effectively. Therefore it is proposed to remove the paint. This is acceptable in principle. A condition requiring the repainting of the building to match the paintwork of the building when it was built would be attached.

The planning and appeal history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The development also accords with the NPPF 2019 and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Director of Economy, Regeneration and Investment