

Application ref: 2020/1362/P
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Date: 20 April 2021

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WSP Indigo
Aldermay House
10-15 Queen Street
London
EC4N 1TX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

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 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 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 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); NAMELY to allow a minor alteration to elevations including installation / alteration of louvres, relocation and increase in height of chimney flue, erection of parapet wall to mansard roof and alteration to windows on Bayham Street elevation, and brickwork balustrade to edge of steps at 4th floor level on Crowndale Road elevation.

Drawing Nos:

Superseded: AHA/KKC /GA/: 103 Rev I; 104 Rev G; 099 Rev J; 100 Rev H; 101 Rev H; 102 Rev H; 105 Rev D; 201 Rev D; 202 Rev D; 203 Rev D; AHA/KKC /PR/300 Rev D;

Proposed: AHA/KKC /GA/: 103 Rev O; 104 Rev K; 099 Rev O; 100 Rev M; 101 Rev M; 102 Rev M; 105 Rev G; 201 Rev F; 202 Rev F; 203 Rev F; AHA/KKC /PR/300 Rev H; AHA/KKC /DET/585 Rev B; Cover letter prepared by Indigo dated 12 March 2020;

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.3 of planning permission 2017/6058/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

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

Site location plan: AHA/KKC: EX/0002;

Existing drawings: AHA/KKC: EX/0001; GA/098; GA/099; GA/100; GA/101; GA/102; GA/103; GA/104; GA/105; GA/200; GA/201; GA/202; GA/203; GA/300; GA/301; GA/302; GA/304; EX/306;

Demolition drawings: AHA/KKC: DM/098 B; DM/099 B; DM/100 C; DM/101 B; DM/102 B; DE/103 A; DM/104 A; DM/106; DM/200; DM/201 A; DM/202 A; DM/203 A; DM/300; DM/301; DM/302; DM/303 B; DM/306

Proposed drawings: AHA/KKC: GA/001 A; GA/098 H; PR/200 C; PR/301 B; PR/302 B; PR/303 D; PR/306 A; PR/309 B; PR/310 B; DET/500; DET/530; DET/580; PR 210; PR 211; PR 212; PR 213; GA/311 C; GA/100DDA; AHA/KKC /GA/: 103 Rev O; 104 Rev K; 099 Rev O; 100 Rev M; 101 Rev M; 102 Rev M; 105 Rev G; 201 Rev F; 202 Rev F; 203 Rev F; AHA/KKC /PR/300 Rev H; AHA/KKC /DET/585 Rev B

Supporting documents: Basement Impact Assessment prepared by RSK dated October 2017; Structural Methodology Statement and Basement Impact Assessment prepared by Heyne Tillett Steel dated 27/10/2017; Design and access statement prepared by Archer Humphryes Architects dated October 2017; Draft Construction Management Plan dated 17th October 2017; Daylight and Sunlight Report prepared by GVA dated October 2017; Delivery and servicing management plan prepared by ADL Traffic Engineering dated October 2017; Transport statement prepared by ADL Traffic Engineering dated October 2017; Travel plan prepared by ADL Traffic Engineering dated October 2017; Economic Statement prepared by Indigo Planning dated October 2017; Statement of Community Engagement Addendum; Planning and Listed Building Statement prepared by Indigo Planning dated October 2017; Heritage statement prepared by Stephen Levrant Heritage Architecture dated October 2017; Economic Viability Appraisal prepared by ULL Property dated 27th October 2017; Air quality Assessment prepared by RSK dated October 2017; Designing out Crime- Addendum -Option B (including access drawings); Appendix H - Drainage Strategy Report rev.02 prepared by Heyne Tillett Steel dated January 2018;; Overheating Analysis Koko Private Members' Club prepared by Eight Associates dated 11/08/2017; Overheating Analysis Koko Rooftop prepared by Eight Associates dated 03/03/2017; Energy Assessment prepared by Eight Associates dated 21/12/2017;

BREEAM 2014 Refurbishment & Fit Out prepared by Eight Associates dated 18.10.2017; BREEAM 2014 New Construction prepared by Eight Associates dated 18.10.2017; BREEAM Ecology report prepared by Eight Associates dated 23/10/2017; Biodiversity Management Plan prepared by Eight Associates dated 24/10/2017; Rapid Health Impact Assessment dated 31/08/17; Schedule of works Rev A prepared by Archer Humphryes Architects dated October 2017; Noise Emission Assessment prepared by Scotch Partners dated October 2017; GIA & GEA Area Schedule prepared by Archer Humphryes Architects dated 08/12/17; Operational Management Plan prepared by Indigo dated October 2017; Letter prepared by Indigo dated 17/8/18; Justification For Works prepared by Archer Humphryes Architects dated Aug 2018; Structural Methodology Statement prepared by Heyne Tillett Steel dated Aug 2018; AHA/KKC/DET/: 513; 510; 512; 514; 511; Letter prepared by Indigo dated 30/0/19; Cover letter prepared by Indigo dated 12 March 2020; Heritage Statement prepared by Stephen Levrant Heritage Architecture dated Feb 2020

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reasons for granting approval-

Individually and cumulatively, the various changes are relatively minor compared to the originally approved development consisting of the erection of 5 storey building including enlargement of basements, mansard roof extension and 4th floor glazed extension. The Council's Conservation officers have reviewed the amendments and consider the changes to be acceptable and not material in relation to the approved development.


An objection received from the Camden Town CAAC was withdrawn following the reduction in height of the flue and the submission of an additional drawing showing the limited visibility of the proposed brick balustrade to the 4th floor roof terrace.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 02/05/2018 under reference number 2017/6058/P (as amended by 2018/4035/P dated 08/03/2019) and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light-grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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