

Application ref: 2020/1783/L  
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Date: 20 April 2021

**Development Management**  
Regeneration and Planning  
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WSP Indigo  
Aldermay 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:

Installation of additional temporary propping and repositioning of consented column to support approved sky lobby, together with minor internal works and minor alterations 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, as amendments to previous scheme granted listed building consent ref: 2017/6070/L dated 02/05/2018 (as amended by 2018/4037/L dated 13/03/2019)

Drawing Nos: 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; HERITAGE STATEMENT prepared by Stephen Levrant Heritage Architecture dated Feb 2020; Emergency Works to Temporary Truss Supports prepared by Heyne Tillett Steel dated 12/02/20

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:

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; HERITAGE STATEMENT prepared by Stephen Levrant Heritage Architecture dated Feb 2020; Emergency Works to Temporary Truss Supports prepared by Heyne Tillett Steel dated 12/02/20

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.

## Informative(s):

- 1 Reasons for granting consent-

An item-by-item listing of the works with the rationale and justification has been provided. A few works which impact the external elevation of the building and for which retrospective consent is sought are of a very minor nature and are assessed as having negligible impact on the special interest of the building, the setting of nearby heritage assets or on the character and appearance of the conservation area as a whole.

The proposals have taken into consideration the historic fabric of significance and have incorporated strategies to minimise loss of fabric of significance.

A number of minor amendments to the consented scheme are proposed. A low level brick wall (Wienerberger white brick) is proposed to provide a balustrade to the roof terrace where there is a change in levels. This brick wall would be screened by the approved glass balustrade as well as the planters and would not be visible from street level. Overall the amendments to the consented scheme would have a negligible impact on the special interest of the listed building as a whole.

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.

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

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 2021.

- 2 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

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

Daniel Pope  
Chief Planning Officer