



Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

22 October 2021

Dear Sir / Madam,

**KOKO 1A CAMDEN HIGH STREET, LONDON, NW1 7JE| DISCHARGE OF CONDITION 24
PURSUANT TO PLANNING REF. 2017/6058/P**

On behalf of our client, The Hope Lease Limited, please find enclosed an application for the discharge of Condition 24 pursuant to planning ref. 2017/6058/P.

The application comprises the following documents:

- § Completed application form;
- § Proposed First Floor Plan (drawing ref. AHA/KKC/GA/101 Rev. N);
- § Proposed Third Floor Plan (drawing ref. AHA/KKC/GA/103 Rev. P);
- § Proposed Roof Plan (drawing ref. AHA/KKC/GA/105 Rev. I);
- § Landscape Terrace Planters Species (specification); and
- § Bauder Xero Flor XF118 UK Native Species Wildflower Blanket (at green roof)

Background

On 2 May 2018, planning permission was granted for the following:

“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)". (LPA ref. 2017/6058/P).

This application relates to the discharge of Condition 24 attached to the consent.

Condition 24 – Landscaping

This application seeks to discharge Condition 24 of LPA ref. 2017/6058/P. The condition is set out below, with reference to the supporting drawings attached to this letter.

24 Landscape including biodiversity enhancements:

Prior to the commencement of the relevant part of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Such details shall include native planting for biodiversity to enhance local opportunities for wildlife, in line with recommendations in the BREEAM Ecology Report. Further guidance on landscape enhancements for biodiversity is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, and to enhance biodiversity in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

As per the recommendations within the approved BREEAM Ecology Report, the following landscaping is proposed:

- § A biodiverse green roof with a wildflower meadow;
- § Native planting, or planting that will otherwise benefit wildlife; and
- § Installation of a deadwood loggery on the green roof.

In relation to the soft landscaping, the Client's landscaper, Urban Planters, is proposing *Ligustrum Vulgare* 5L x 80-100cm high, which will provide all year long screening to the terraces at 3rd and 4th floor.

In regard to maintenance for the external displays, this will be as follows:

- § Maintenance watering, general health check of planting etc to be carried out on a monthly basis;

- § Pruning/Trimming to be performed in a manner to keep planting looking soft/natural (not boxy);
- § An increase of maintenance visits may be needed to increase to fortnightly during very dry/hot periods (i.e. during summer). This will be assessed as necessary; and
- § When displays are first installed there will be a settling in period for them to adapt to their new environment where they will be assessed during regular maintenance visits.

The addition of the *sycamore* deadwood loggery with bark still attached also provides an important egg laying and larval habitat for invertebrates, increasing the variety of invertebrates that the area can sustain and providing food for birds and bats. The deadwood loggery is installed in an area of the green roof close to the corner wall, thereby providing a shaded environment. These have been piled up and left to decay naturally as per the below image from site:



Please refer to the supporting drawings and documents for all relevant details of hard and soft landscaping required for the discharge of Condition 24.

Conclusions

We look forward to receiving confirmation in writing that the application has been validated and the details are found acceptable for the discharge of Condition 24.



Should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads 'R. Williamson'. The signature is written in a cursive style with a large, stylized 'R'.

Ross Williamson
Planner

Encl. As listed above.