



Colette Hatton  
Planning Department  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

22 October 2021

Dear Colette

**The Hope Project (KOKO) 1A Camden High Street, NW1 7JE**  
**Application for Listed Building Consent**

WSP has been instructed by The Hope Lease Ltd. (the Applicant) to prepare and submit an application for Listed Building Consent at KOKO, 1A Camden Street, NW1 7JE for works to the interior of the Grade II Listed theatre building. This application seeks to regularise further identified works following the grant of Listed Building Consent (2020/4491/L) for the 'Repairs and Restoration' package of the main theatre building.

This covering letter should be read together with the following accompanying documents:

- Existing plans, prepared by Archer Humphryes Architects
- As approved plans, prepared by Archer Humphryes Architects
- Design Document, including Schedule of Works, justification for works, and Method Statement, prepared by Archer Humphryes Architects
- Door Schedule Rev D, prepared by Archer Humphryes Architects

**CONTEXT TO THE APPLICATION**

Planning permission and listed building consent was granted on 2 May 2018 (2017/6058/P; 2017/6070/L), for part-redevelopment and the erection of a private members club (herein referred to as 'the 2018 consents'):

*"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).”*

Planning permission was later granted on 8 March 2019, for a minor material amendment to Permission 2017/6058/P for a basement extension under LPA ref. 2018/4035/P. A corresponding application for listed building consent was granted on 13 March 2019 (2018/4037/L). Further applications for Listed Building Consent seeking structural enhancements to the theatre building have also been approved.

The historic dome feature was severely damaged by fire on 6 January 2020. The interior of the historic theatre building was subjected to significant water ingress associated with extinguishing the fire at roof level. Following discussions and site visit with LB Camden Conservation and Historic England (15 January 2020), Stephen Levrant Heritage Architecture and Archer Humphryes Architects worked in close collaboration with LB Camden Conservation to devise a strategy for reinstating the dome (2020/2428/L), as well as the repairs and restoration of the interior.

Listed Building Consent was granted on 30 November 2020 (2020/4491/L) for the reinstatement of the building’s interiors and finishes, internal alterations, retrospective and ongoing strip-out works, as well as drying out works and the repainting of the southern and western elevations.

## **THE PROPOSAL AND JUSTIFICATION FOR ALTERATIONS**

As set out above, this application is for a compilation of components upon which, following a series of meetings and site visits, the Conservation Officer has confirmed the requirement for a formal application for Listed Building Consent. These components relate to the further reinstatement of the listed elements, following the Repairs and Restoration package approved in November 2020, with particular reference to the metal frame substrate, installed to provide a substructure strong enough to support the fibrous plaster ceilings and ceiling features.

The ten components are set out below:

### **1 Entrance lobby lighting and speaker location with bracket detail**

The Applicant is proposing the removal of all surface mounted elements in the lobby, as repairs are necessary to the fibrous plaster. Light fittings and speakers are to be installed with the wire hidden in the ceiling void.

### **2 Metal ceiling support substructure in the main lobby**



To strengthen the existing ceiling, it is the Applicant's intention to install a metal frame ceiling.

### **3 Metal ceiling support substructure in the foyer**

Given the weight of fibrous plaster, a metal frame ceiling is to be installed to support the weight of the plaster ceiling to be installed.

### **4 Terrace bar - timber framework to be replaced by metal frame**

The second floor, timber ceiling framework is to be replaced, where possible, with a metal frame. The replacement of the timber ceiling is due to the wet rot threatening the integrity of the structure. The replacement ceiling also allows the cables for the lighting to be hidden in the ceiling void.

### **5 Ceiling – timber framework to be replaced by metal frame**

The second floor, timber ceiling framework is to be replaced, where possible, with a metal frame. The replacement of the timber ceiling is due to the wet rot threatening the integrity of the structure. The Applicant is proposing to butt the ceiling up against the existing slab to allow a chandelier to be hung over the staircase and in the entrance to the second-floor bar.

### **6 Extension of balcony sound booth**

Given the current specifications for sound equipment, it is necessary to extend the DJ/Sound Booth to accommodate the equipment needed for an event. Metal hangers will be used to extend the base of the existing balcony, which has been designed by a structural engineer to attach to the existing metal frame.

### **7 Means of escape from the basement**

To comply with statutory regulations, the Applicant is proposing a second means of escape from the basement of the building. This new opening is to be provided under an existing, steel staircase, which is to be relocated.

### **8 Retrospective removal of arch**

The water damage has threatened the integrity of the structure of the building and as such, the Applicant is proposing to remove the existing brick arch and replace it with two steel beams, which will be concealed in a slab and the ceiling made good.

### **9 New layout to AV room to increase room size**

Here, the Applicant is proposing the removal of a partition wall and door to extend the floor area for the storage of AV equipment together with the services also located in this area.

### **10 Lowering the ceiling to the Terrace Bar**

The Applicant is proposing to lower the ceiling in the Terrace Bar to allow for the installation of lighting and adequate ventilation services.



For full details of the components of the application, please refer to the Sweeper Application Document prepared by Archer Humphryes Architects.

## **CONCLUSION**

The fire, and efforts to extinguish it, resulted in significant damage to both the roof structure and the historic interior. Several applications (2020/2428/L and 2020/4491/L) set out the details for the reinstatement of the dome and the sensitive repairs and restoration of the theatre building's interior.

This application is a compilation of further identified works for which the Conservation Officer has requested a formal application for Listed Building Consent. The components detailed in the section above are necessary in upgrading the building to enhance its use for maximum potential as a live music venue, in an incredibly competitive market. The proposed changes are sensitive to the historic building and preserve its character and history.

Should you have any queries, please do not hesitate to contact me. In the meantime, I look forward to receiving confirmation of the registration of the application.

Yours sincerely

Kimberley Parry  
Principal Planner