

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>21/012/2021</b>
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	26/11/2021
<b>Officer</b>			<b>Application Number(s)</b>	
Colette Hatton			2021/5229/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
1 A Camden High Street London NW1 7JE			Refer to draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Repair and restoration to the internal parts of the building including repair to the ceilings, alterations to the DJ booth and the creation of an audio visual room.				
<b>Recommendation(s):</b>		Grant conditional listed building consent		
<b>Application Type:</b>		Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
<b>Camden Town CAAC response:</b>	<p>Site notice was displayed from 19/11/2021 to 11/12/2021          Press notice was published on 18/11/2021 and expired on 12/12/2021</p> <p>No responses were received as a result of this consultation process.</p> <p>The Camden Town Conservation Area Advisory Committee (CAAC) objected to the proposals as follows:</p> <ol style="list-style-type: none"> <li>1. Object to the metal framed ceiling structure within the staircase at second floor.</li> <li>2. Objects to the extension of the DJ booth.</li> <li>3. Objects to the lowering of the ceiling within the terrace bar.</li> </ol> <p><b>Officer response:</b></p> <ol style="list-style-type: none"> <li>1. The alterations to the ceiling within the staircase at second floor level are in a secondary part of the building with lesser significance. The increase in height is relatively minor and will not impact the significance of the building.</li> <li>2. The increase in size of the DJ booth is minimal and will not impact the spatial qualities of the auditorium.</li> <li>3. The lowering of the ceiling in the terrace bar will not impact historic fabric as this was lost during the fire of 2020. The alteration will allow servicing and cabling to be located within the ceiling void, in line with consent granted in application 2017/6070/L rather than service mounted. This will improve the aesthetic of this part of the building.</li> </ol>					

## Site Description

1 Camden High Street, now known as Koko but formerly the Camden Palace Theatre, is a grade II listed building within the Camden Town conservation area built in 1900-1901 by WGR Sprague. The principal façade is symmetrical in a Baroque pastiche style. The building is set over four floors with a large copper dome at roof level. The interior is symmetrically planned with an elaborate foyer with pilasters and moulded ceilings. There is a cantilevered dress circle and balcony with a mixture of baroque and rococo ornament.

## Relevant History

At the application site:

### **2017/6070/L & 2017/6058/P**

Erection of 4 storey extension above north west side of 1A Camden High Street (Koko) and erection of 5 storey building to provide pub at ground floor and private members club 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, 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 at roof level, erection of 4th floor glazed extension above roof of Koko to provide restaurant and bar to private members club, minor reconfiguration to circulation space within Koko, conversion of Koko dome to private bar, erection of glazed canopy to Camden High Street and Crowndale Road elevation and refurbishment and restoration of Koko.

### **2020/4491/L**

Reinstatement of the building's interiors and finishes. Internal alterations. Retrospective and ongoing strip out works. Drying out works. Repainting of the southern and western elevations.

## Relevant policies

### **National Planning Policy Framework 2021**

### **London Plan 2021**

### **Camden Local Plan 2017**

D2 – Heritage

### **Camden Planning Guidance**

CPG Design (2011)

### **Camden Town Conservation Area Statement 1997**

# Assessment

## 1.0 Proposal

1.1 Listed building consent is sought for the repair and refurbishment of the building including the insertion of metal ceilings, lowering the ceiling in the first floor bar, increasing the height of the ceiling in a secondary staircase at second floor level and increasing the size of the DJ booth.

## 2.0 Assessment

2.1 The principal considerations material to the determination of this application are:

- The impact on the significance of the listed building.

## 3.0 Design and Heritage

Policy D2 (Heritage) seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets. Development will therefore be resisted if it causes harm to the special architectural and historic interest of the asset.

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An listed building consent reference 2017/6070/L was approved for the extensive refurbishment of the theatre and various extensions. Early in 2020, as the consented work was being carried out to the copper dome, a fire broke. The fire damaged the dome and its timber structure, with the water used to extinguish the fire damaging much of the historic plaster work and joinery beneath.

Works consented within the 2017 application, and repair works as a result of the fire, are ongoing and are due to finish at the end of April 2022. The application seeks consent for various elements of work that are associated with the refurbishment of the building, but were not covered within the initial application with reference 2017/6070/L nor in the application received by the Council after the fire for repair and remedial works with reference 2020/4491/L.

The principal part of the proposals involves the installation of various metal structures within the ceilings. The historic timber ceiling structures were damaged by the water used to extinguish the fire in 2020, with many timber pieces being beyond repair. A structural engineer and a conservation architect were consulted, and the advice was given that as the structural integrity of many of the remaining timber pieces was questionable as a result of the water damage, a metal ceiling structure would guarantee the necessary structural support. It would have been preferable for the new supporting members to be timber, however, the metal structure will ensure the decorative plaster ceiling is adequately supported, which is highly significant, and that the whole structure is safe.

In the previous consent 2017/6070/L which involved the initial refurbishment of the building it was agreed that servicing would be located within the ceiling voids to avoid surface mounted pipes and cables. Within the bar at first floor level it is proposed to lower the ceiling slightly to allow enough space for the services to be accommodated within the void. All historic ceiling and wall plaster has been removed from this area as it was damaged beyond repair as a result of the fire, there will therefore be no loss of historic fabric as a result of the change. However, the proportions of the wall mouldings will be slightly altered to allow for the change in ceiling height. The change will not be legible but will mean that the space is free of surface mounted servicing.

Within the foyer at ground floor level water used to extinguish the fire of 2020 caused less damage than to the upper floors and much of the decorative ceiling was able to be retained. Sections of undecorated or flat plaster work were cut out to allow air circulation to the more decorative parts so that they could dry out. It is proposed to insert small spot lights into the flat sections of plaster work when they are reinstated. This mitigates the need for surface mounted lighting and cabling, and, as the spot lights are discreet, they will allow the main focus to be on the central chandeliers. Furthermore, there will be no harm to historic fabric as the plasterwork will be new. Small speakers are also located at the ceiling level within the foyer.

Within the main auditorium the DJ booth is slightly enlarged. This will not impact any historic fabric and will have minimal visual intrusion. The volume of the auditorium is also unaffected. However, the alterations will allow the building to operate successfully as a music venue.

At second floor level a section of timber ceiling support within a secondary staircase has become rotten and damaged. It is proposed to remove this section of timber and raise the ceiling height to create a more comfortable space. As this is a secondary part of the building, this slight alteration will not impact on the listed building's significance.

The impact of the fire on the building is regrettable, however much positive work has been carried out to ensure the historic significance of the building has been retained. This can be seen in the proposals that form application

2020/4491/L, which was submitted immediately after the fire. The application includes the reinstatement of the copper dome and its timber structure, and the reinstatement of all historic plasterwork and joinery that was damaged beyond repair.

This application includes some of the more complex elements of repair and restoration towards the end of the refurbishment project consented under scheme 2017/6070/L and the aftermath of the fire. Overall, the proposals will not harm the significance of the listed building and have been sensitively and carefully considered under the unfortunate circumstances of the fire. The proposals ensure the aesthetics of the theatre are retained and that the venue can continue to operate optimally as a music venue.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals comply with policy ensuring the architectural and historical significance of the building is preserved.

#### DISCLAIMER

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 21st March 2022, nominated member will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***