

Protecting theatres for everyone



Ref.: TC/2003

14 August 2020

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By e-mail: planning@camden.gov.uk;

Applications: 2020/2583/P

Site: Koko 1A Camden High Street, Hope & Anchor PH 74 Crowndale Road, 1 Bayham Street and 65 Bayham Place London NW1 7JE

Proposals: Variation of condition 3 (approved plans) of 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 (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 SG) 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 (SG)), namely to allow reinstatement of copper dome including maintenance ladder and paint stripping from south and west elevations.

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting the Trust regarding these further variations to conditions and approved plans at Koko. Specifically, this proposal seeks to reinstate Koko's dome, revise plans for slab replacement and enable paint stripping to the building's main front and side elevations (south and west). Primarily this is as a result of loss and damage sustained in the building's recent fire.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 E info@theatrestrust.org.uk W theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Richard Johnston, Gary Kemp, Simon Ricketts, Truda Spruyt

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

The dome in particular was severely damaged by the fire, but had already supporting trusses had suffered corrosion requiring the installation of temporary props. The removal of these props and installation of new steel posts had already been dealt with through a previous application on which the Trust also commented. This application seeks reinstatement of the dome structure on a like-for-like basis which aside from being a requirement of the Council and Historic England is in any case something the Trust would have sought. Therefore this is something we are keen to support. We also welcome that a degree of wrought iron bracing has been salvaged and retained for re-use. We note from historic images of Koko, formerly the Camden Theatre, that there was previously an additional structure above the cupola/dome and some statue figures around it. If funding were available we would also welcome reinstatement of these features which would further enhance the character and significance of Koko.

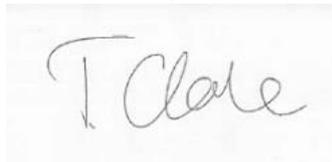
In terms of the slab replacement, strengthening is required for additional loading and robustness. The revised proposal will result in less deviation from the existing slab as the proposed version would be a lightweight reinforced slab which also reduces the need for more intrusive and complex steelwork. Again, we support this proposal.

We also have no objections to works to paintwork, considering the damage encountered as a result of the fire and water in extinguishing it.

In conclusion we are supportive of these works which are necessary following fire damage to the building, and welcome reinstatement of the dome.

Please contact us should you wish to discuss this representation further.

Yours sincerely,



Tom Clarke MRTPI
National Planning Adviser

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