

Mr Edward George
Savills
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2017/0841/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

The White House
Albany Street
LONDON
NW1 3UP

Proposal: Replacement of all Crittall and uPVC windows with steel framed windows to match existing fenestration pattern.

Drawing Nos: SAV-01, SAV-02, MEL-01, (LF871 - Elevation) 1, 2, 3, 4, 5-6, 7-8, 9-10, 11-12, 13-14, 15-16 (all Rev.B), Typical window elevations and sections document received 13/02/2017; Sample Window Conditions document dated January 2017; Planning, Design and Access Statement dated February 2017; and Historic Building Report dated January 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: SAV-01, SAV-02, MEL-01, (LF871 - Elevation) 1, 2, 3, 4, 5-6, 7-8, 9-10, 11-12, 13-14, 15-16 (all Rev.B).

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed development involves the replacement of all existing windows (a mixture of original Crittal and later uPVC replacements) with new white gloss, double glazed steel windows to match the existing fenestration pattern.

A window audit revealed that of the 1010 windows, 52% are uPVC and 48% are original. The uPVC windows were installed without planning consent and many of the existing Crittal windows are in a very bad state of repair which can no longer be repaired due to the level of corrosion and lack of maintenance.

The Council supports the loss of the unsympathetic uPVC windows and the removal of secondary glazing which disrupts the interior and exterior appearance. The proposals would reinstate the historic symmetry, uniformity, consistency and architectural form and language of the building, ensuring its optimal viable use. Although original Crittal windows would be removed, these are in a poor state of repair and are also considered to detract from the building's special character and appearance. The steel replacement windows are considered appropriate for this building and will enhance and reinstate its historic character, appearance, significance and special architectural qualities.

Due to the location and nature of the proposals they are not considered to cause any harm to neighbouring amenity in terms of daylight, outlook or privacy.

No comments have been received prior to making this decision. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, and DP26 of the London Borough of Camden

Local Development Framework Development Policies Document and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

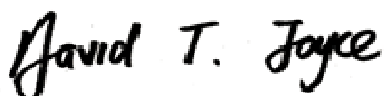
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning