

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

Application Ref: **2017/0874/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 March 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following conditions:

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

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.

The Council's Conservation Officer has assessed the proposals and does not object to the proposed development.

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 and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

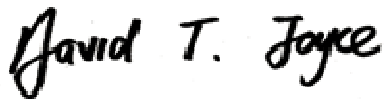
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, and DP26 of the London Borough of Camden Local Development Framework Development Policies Document and policies A1, D1 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning