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Application Ref: **2017/2840/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 June 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:

Creation of external ground floor terrace on Osnaburgh Street for the use of the existing bar/restaurant; creation of a new external door opening to provide access to terrace; interior refurbishment of ground floor, including bar restaurant and meeting rooms; installation of new mechanical services; removal of existing and installation of replacement plant at roof level.

Drawing Nos: 598.16_EX_01XX_100, 598.16_EX_0200_200, 598.16_EX_0600_300, 598.16_EX_0600_301, 598.16_EX_0600_302, 598.16_EX_0600_303, 598.16_EX_0600_304, 598.16_EX_0600_330, 598.16_EX_0600_331, 598.16_EX_0600_332, 598.16_EX_0600_333, 598.16_EX_0600_400, 598.16_EX_0600_401, 598.16_EX_0600_500, 598.16_EX_0600_501, 598.16_EX_0600_502, 598.16_EX_0600_503, 598.16_EX_0600_504, 598.16_EX_3500_730, 598.16_PL_0200_203, 598.16_PL_51RF_290 revA, 598.16_PL_0600_310, 598.16_PL_0600_311, 598.16_PL_0600_312, 598.16_PL_0600_313, 598.16_PL_0600_314, 598.16_PL_0600_320, 598.16_PL_0600_321, 598.16_PL_0600_322, 598.16_PL_0600_323,



598.16_PL_0600_330, 598.16_PL_0600_331, 598.16_PL_0600_332, 598.16_PL_0600_333, 598.16_PL_0600_400, 598.16_PL_0600_401, 598.16_PL_0600_500, 598.16_PL_0600_501, 598.16_PL_0600_502, 598.16_PL_0600_503, 598.16_PL_0600_504, 598.16_PL_3100_700, 598.16_T_3500_731, 598.16_T_31XX_721, 598.16_T_31XX_720, 598.16_PL_51XX_590, Letter dated 11 May 2017, Building Services Report Rev 01 dated 10 May 2017, Design & Access Statement dated May 2017, Historic Building Report dated May 2017.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

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 All new external and internal works and finishes and 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

- 3 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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Samples and/or manufacturer's details of all new internal finishes relevant to historic character (floors, surfaces etc.);
- b) Materials and details of new external terrace steps at a scale of 1:10;
- c) Plan, elevation and section drawings of new doors, wall partitions and sliding doors at a scale of 1:10.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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, policy DP25 of the London Borough of Camden Local Development Framework Development Policies, and policy D2 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting listed building consent.

The external alterations relate predominantly to the creation of a new ground floor terrace on Osnaburgh Street for the use of the existing bar/restaurant. This would involve the removal of the existing door and window and replacement with a larger Crittal door. The existing door and window are not of historic or architectural value and are considered to detract from the appearance of the external elevation. No objection is raised to their loss and the proposed replacement is seen as an enhancement.

At roof level, existing plant and mechanical services are proposed to be removed and replaced with new plant of a much smaller scale; therefore lessening its impact upon the building. The removal of the existing services is seen as an enhancement to the special character and appearance of the listed building.

Internally, the works are mainly proposed to the ground floor, which has seen substantial alteration since its construction and most of its original detailing and character lost. The proposals at this level are therefore not considered to harm the special interest or significance of the listed building. The overall benefits within this application will enhance and upgrade its existing character and appearance.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making 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 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 and DP25 of the London Borough of Camden Local Development Framework Development Policies, and policies 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

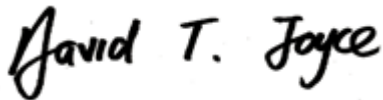
Certification may require a further application for listed building consent.

- 3 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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