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Florin Studios
Florin Court
6-9 Charterhouse Square
London
EC1M 6EY

Application Ref: **2017/2750/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

29 June 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:

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; 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, Acoustic report dated 31st May 2017.

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

Condition(s) and Reason(s):

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

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, Acoustic report dated 31st May 2017.

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

- 4 The use of the terrace hereby permitted shall not be carried out outside the following times- 07:00 to 23:00 daily.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

- 5 Noise attenuation measures, as recommended in the acoustic report hereby approved, shall be installed and permanently maintained thereafter. Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

- 6 Prior to use of the roofplant, plant equipment and associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for granting permission.

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, plus reconfiguring the stepped access from the street. 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. The alterations to the building and forecourt will not harm the character and appearance of the building, streetscene or conservation area.

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 and conservation area.

A noise impact assessment has been submitted in support of the application which demonstrates that the replacement plant would comply with the Council's Noise Standards for 24 hour use, provided the noise control measures recommended in the report are implemented. The Council's Environmental Health Officer does not object to the development provided the Council's standard noise conditions are applied in order to protect neighbouring residential amenities.

The proposed terrace is located on a fairly busy road and would be a sufficient distance from the nearest residential windows on Osnaburgh Street and Longford Street to ensure that use of the terrace would not cause undue disturbance to neighbouring properties. A condition restricting the hours of use to the existing restaurant will be applied to ensure that no late night disturbance is caused.

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

No objections were received prior to the determination of this application. The planning history of the site 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, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 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, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, A4, 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).

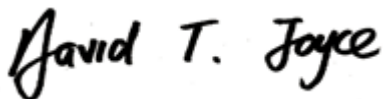
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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.

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