

White House Hotel
Albany St, Regent's Park
London NW1 3UP

Melia Hotels International

Amendments to LBC 2017/2840/L
February 2018

 Mackay
Partners

LISTED BUILDING CONSENT
DSA STATEMENT

A photograph of the Meliá White House hotel entrance. The building is a multi-story, light-colored structure with a central courtyard. In the foreground, a large, dark grey stone sign reads "MELIÁ WHITE HOUSE" in raised, white letters. The sign is supported by two pillars and is partially obscured by a large, rounded green bush. Above the sign, a row of four flags is visible: a grey flag, a Spanish flag, a Union Jack, and a blue flag. The building's facade is composed of many windows, and the sky is visible in the background.

MELIÁ WHITE HOUSE

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INTRODUCTION



Historical background and context



1.1 Melia White House Refurbishment Proposal

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Design Statement

This report addresses the Melia Hotel International Group wish to refurbish the existing restaurant and meeting rooms facilities on the ground floor at the rear of the property. This reports shows minor amendments to previuos Listed Building Application Planning App 2017/2840/L approved on 29th June 2017.

As per previous LBC, the interior Refurbishment of ground floor is ncluding alteration to the floor plan, removal of interior detailing, removal of existing and replacement mechanical servises .

The minor amendments are as follows:

There is a change in the location a buffet bar, seating allocations.

There is a change in the location of storage room by the bar.

There is a new back office room bythe reception.

Finishes have been modified according to Interior designers and market require-ments as follows:

The proposed floor is now timber florrin. Some wall finishes have amendmens in their color, always in the line of the previous interior desing proposal.

The current ground floor interior layout and decoration of the building was complet-ed in 1999 -2000. None of the original interior layout or detailing remains. This is highlighted in detail within the Donald Insall Associates' Historic Building Report' – Annex No 1.

The new interior has been designed by Melia Hotel Group designers ASAH - Appen-dix. The quality of the detailing and materials will enhance the quality of the hotel. The long term aim is to refurbish the whole of the ground floor in a similar manner. Interior Refurbishment of the following area:



Melia White House main entrance and front elevation



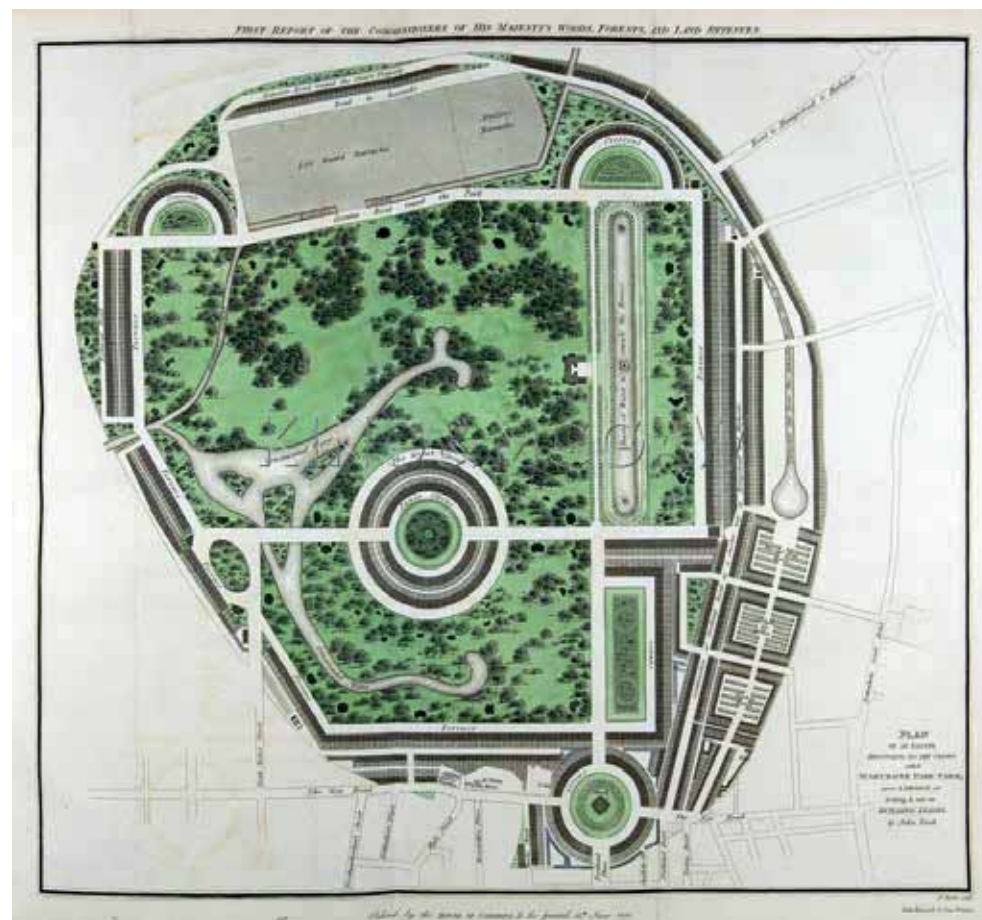
Melia White House resaturent interior

1.2 Background

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The Site

The site is located on the east side of Albany Street, bounded by Longford Street to the north, Osnaburgh Terrace to the south and Osnaburgh Street to the east. The main entrance fronts onto Osnaburgh Terrace. It is a short distance from Euston Road and Great Portland Street Underground, with a PTAL rating of 6b.



1812 Plan of Regents Park

The White House

The building is a Grade II listed, 9 storey structure arranged in a star shape. The building was originally constructed in 1936 as serviced flats but is currently used as a hotel, known as The Melia White House Hotel. The elevations are clad in pale cream faience tiles which are slightly darker to the ground floor and to the banding at each floor.

From 1959 the building was gradually converted into a hotel and by 1970 the building operated officially in hotel use. In 1972 the hotel was purchased by Rank Organisation who undertook a three-year renovation. During the 1980s a new lift system was installed and many of the public and private areas were refurbished,

including the main lobby, the bar and the bedrooms. By 1990 a business centre, leisure centre and new conference and banqueting suites had been formed. Between 1974 and 1995 the building was altered with the addition of several extensions located between the west and east wings, which on-site inspections have revealed are single storey.

Sol Meliá is the hotel operator of the building since 1999 and completed a major renovation project, including works to the entrance lobby, bedrooms, meeting rooms and restaurant. The total number of available hotel bedrooms is 548.



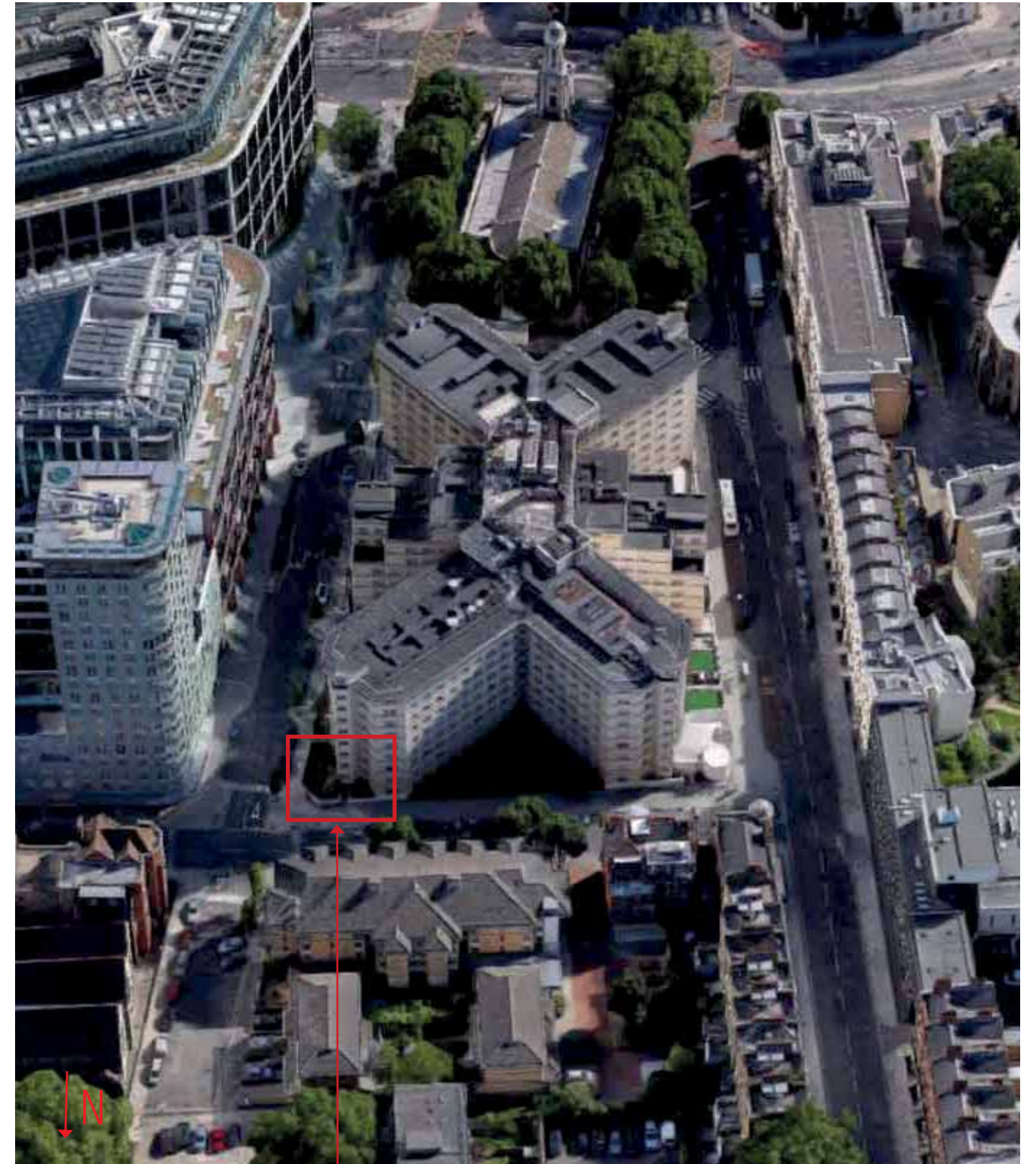
The White House, Osnaburgh Street and environs, Regents Park 1946

1.3 Site Photos

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Aerial View looking North



Terrace Area

Aerial View looking South

1.3 Site Photos

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West View



North View



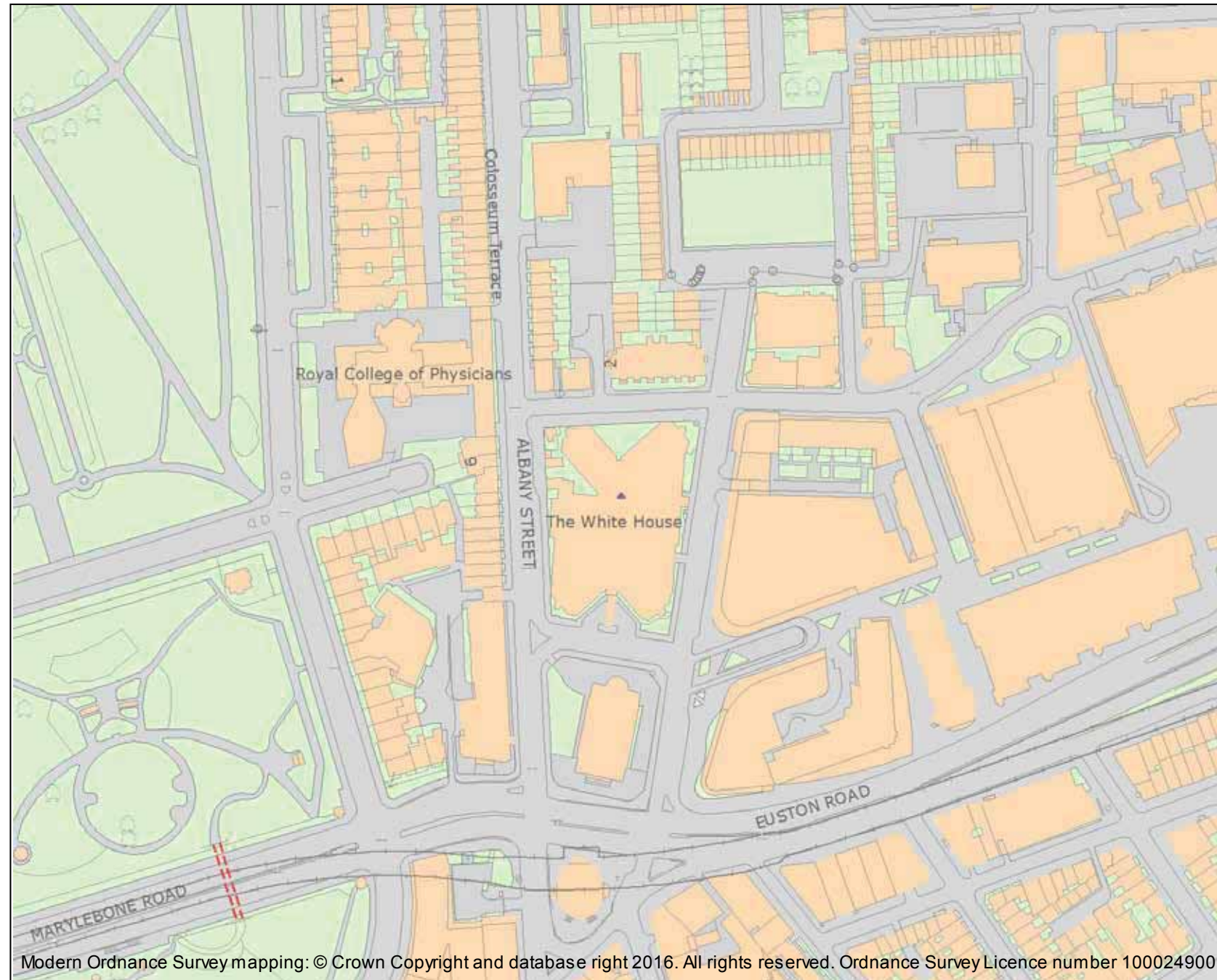
South View



East View

1.4 Listed Building

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Modern Ordnance Survey mapping: © Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: THE WHITE HOUSE

Heritage Category:	Listing
List Entry No :	1113231
Grade:	II
County: Greater London Authority	
District: Camden	
Parish: Non Civil Parish	

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 28880 82343
Map Scale:	1:2500
Print Date:	27 September 2016



1.4 Listed Building

<https://historicengland.org.uk/listing/the-list/list-entry/1113231>

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List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE WHITE HOUSE
List entry Number: 1113231

Location

THE WHITE HOUSE, ALBANY STREET
THE WHITE HOUSE, OSNABURGH TERRACE

The building may lie within the boundary of more than one authority.

County: Greater London Authority
District: Camden
District Type: London Borough
Parish:
National Park: Not applicable to this List entry.

Grade: II
Date first listed: 11-Jan-1999

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS
UID: 477681

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

ALBANY STREET 11-JAN-1999 The White House

II

Includes: The White House, OSNABURGH TERRACE

Former serviced flats, now a hotel. 1936. By Robert Atkinson. Steel frame clad in pale cream faience tiles, slightly darker to ground floor and bands. Star-shaped plan providing optimum light and ventilation without light-wells. 9 storeys. Diagonal blocks have chamfered angles and central triangular bays which extend above the roof line. 3-light Crittal windows have continuous sill bands and meet at angles of triangular bays. Original steel windows remain in situ to the north-east and central west ranges; all other windows have been replaced with UPVC windows of a similar design in c.1992. Main entrance to Osnaburgh Terrace altered but subsidiary entrance on Albany Street with good moulded doorcase with figurative frieze, approached by steps with original cast-iron handrail. Flat roof with projecting eaves. INTERIOR: not inspected. Spencer-Longhurst P (ed.): Robert Atkinson 1883-1952: Architectural Association: 1989-; 36-37). Bibliography 8011 Robert Atkinson 1883-1952 (Paul Spencer Longhurst), 1989, Page (s) 36,37

Listing NGR: TQ2888082343

Selected Sources

Books and journals

Spencer Longhurst, P, Robert Atkinson 1883-1952, (1989), 36,37

National Grid Reference: TQ 28880 82343

1.5 Relevant Previous Planning Applications

612.17 Melia White House Hotel

Relevant Planning History



ADDRESS	REFERENCE	DESCRIPTION	DECISION	DATE
Melia WhiteHouse Albany Street London NW1 3UT	2017/2840/L	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.	Listed Building Consent Granted	29/06/2017
Melia WhiteHouse Albany Street London NW1 3UT	2017/2750/P	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.	Full Planning Permission Granted	29/06/2017
Melia WhiteHouse Albany Street London NW1 3UT	2017/0874/L	Replacement of all external windows from a mixture of Crittall and uPVC with steel windows, with matching fenestration pattern.	Listed Building Consent Granted	11/03/2017
Melia WhiteHouse Albany Street London NW1 3UT	2011/4612/P & 2011/4621/L	Alterations including the replacement of the existing external doors to public access and the addition of a new canopy structure on Osnaburgh Street elevation to existing hotel (Use Glass C1)	Granted	20/01/2012
Melia WhiteHouse Albany Street London NW1 3UT	2011/2625/A	Display of 1x non-illuminated banner attached to Albany Street frontage	Refused	07/07/2011
Melia WhiteHouse Albany Street London NW1 3UT	2008/2887/P & 2008/3293/L	Installation of safety railings at roof level	Granted	15/09/2008
Melia WhiteHouse Albany Street London NW1 3UT	2006/4058/L	Internal alterations at basement level and installation of external electrical transformer and associated equipment and enclosures at ground floor level on Osnaburgh frontage, and relocation of blue plaque at hotel (Use Class C1)	Granted	21/01/2006
Melia WhiteHouse Albany Street London NW1 3UT	2006/4057/P	Installation of external electrical transformer and associated equipment and enclosures at ground floor level on Osnaburgh frontage, and relocation of blue plaque at hotel (Use Class C1)	Granted	15/11/2006
Melia WhiteHouse Albany Street London NW1 3UT	LSX0204485	Internal alterations at basement area to refurbish an existing bar area into a fitness centre. Works include insertion of partitions, reconfiguration of a staircase and insertion of air conditioning and other related services	Granted	13/09/2002
Melia WhiteHouse Albany Street London NW1 3UT	LSX0005094	Phase II works consisting of internal works to the existing 329 bedrooms	Granted	2001
Melia WhiteHouse Albany Street London NW1 3UT	LSX0004663	Upgrading of existing comfort cooling system	Refused	2000
Melia WhiteHouse Albany Street London NW1 3UT	LSX0004996	Internal works involving air conditioning to existing 253 bedrooms	Granted	1999

1.5 Relevant Previous Planning Applications

Planning App 2017/2840/L

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Camden
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9UE
Tel: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Miguel Timoner-Salvá
Mackay + Partners Ltd
Florin Studios
Florin Court
6-9 Charterhouse Square
London
EC1M 6EY

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.

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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:

- 1) Samples and/or manufacturer's details of all new internal finishes relevant to historic character (floors, surfaces etc.);
- 2) Materials and details of new external terrace steps at a scale of 1:10;
- 3) 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 Critical 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

David T. Joyce

David Joyce
Director of Regeneration and Planning

Planning App 2017/2750/P

Camden
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9UE
Tel: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk/planning

Miguel Timoner-Salvá
Mackay + Partners Ltd
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_333, 598.16_PL_0600_400, 598.16_PL_0600_401.

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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 facade 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 rooftop, 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 Critical 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 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/cem/content/contacts/council-contacts/environment/contact-the-environmental-health-team> 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 T. Joyce

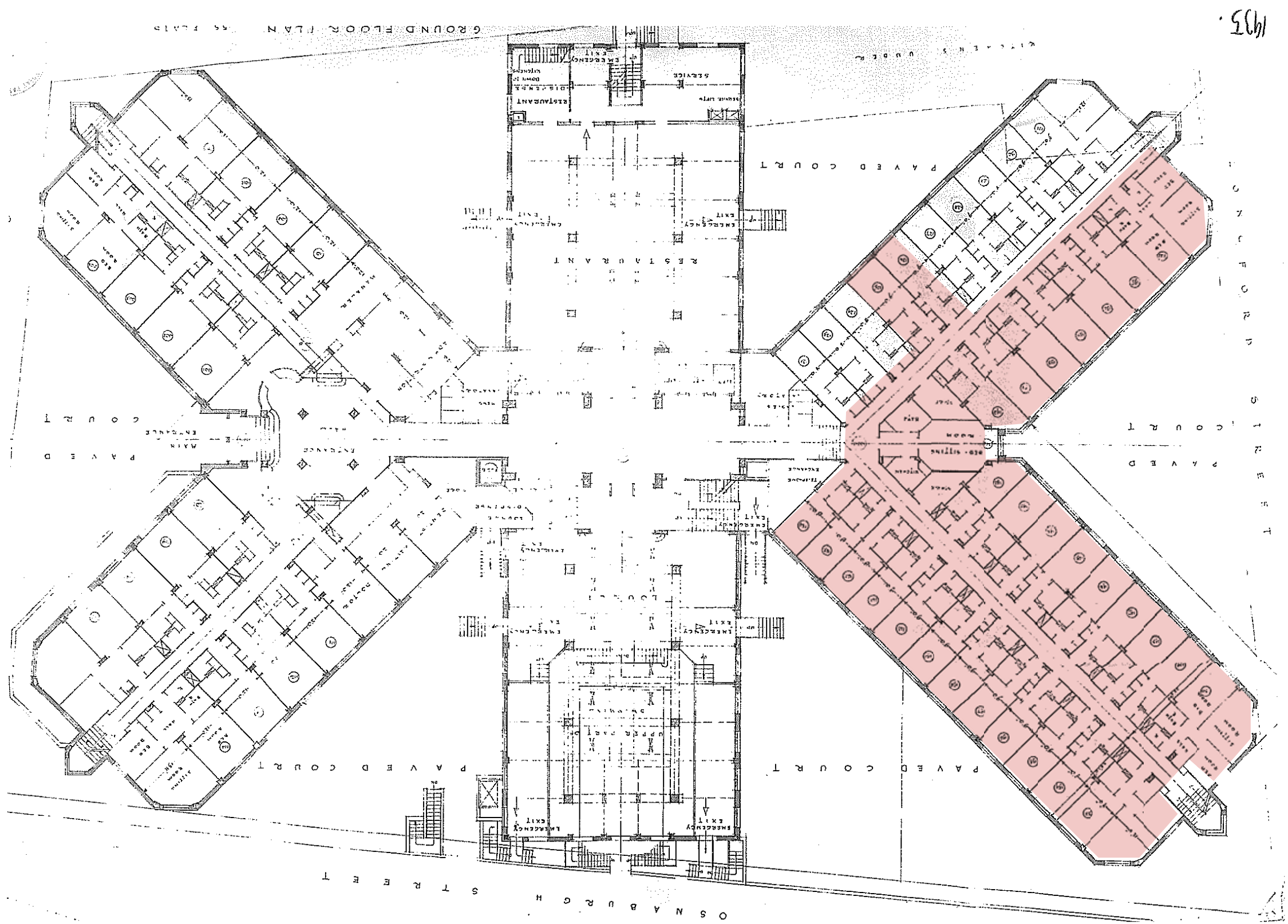
David Joyce
Director of Regeneration and Planning

1.6 1935 Ground Floor Plan

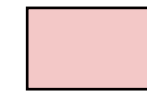
Current Scope of works

The White House. Original plan 1935. Photo from Camden Archives

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1.6 1999-2001. Hotel Interior works Floor Plan

 Current Scope of works

The White House. Last interior refurbishment plan 1999-2001.

15



1.6 Historic Fabric Alterations / Comparison 1935-2001

No alteration of the remaining Historic Fabric

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The last refurbishment in 1999-2001 was the last one of a series of previous refurbishments made during the 1960's and 1970's when the building was converted into a hotel.

Most of the original interior historic fabric in the Ground Floor was removed previously except for the external walls and the the structure. Risers and some parts of walls at their sides remains. Taking in account they were enclosing the original bathrooms, stacks and Soil Ventilation Pipes at GF, we assume that most of the original corridors walls were demolished when taking out the original pipeworks, sanitary ware and tiling for bathrooms.

Aproximate overlay 1935-2001



1.6 Historic Fabric Alterations / Comparison 1935-2017

No alteration of the remaining Historic Fabric

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Due to several refurbishments none of the original historic fabric is preserved on the Ground Floor except for the external walls and the structure.

Most of the original risers are unlikely to be original. According to Hotel Operator Stacks and Soil ventilation pipes are not the original from 1935. The assumption is that the original ones were replaced during the 1970's. That means even the original fabric around the risers had to be removed at least partially in order to allow the new pipeworks to be fitted.

Therefore this proposal leaves the remaining historic fabric untouched.

Aproximate overlay 1935-2017



Ground Floor Plan/ Scale 1:400

- Assumed Original Historic Fabric 1935
- Fabric 2017

1.8 Interior Photos / Zone C

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08_Reception



09_Corridor



10_Conference Room



11_Conference Room



12_Restaurant Royal Service



13_Restaurant Royal Service

1.8 Interior Photos / Zone C

19



14_Restaurant Royal Service - Bar Area



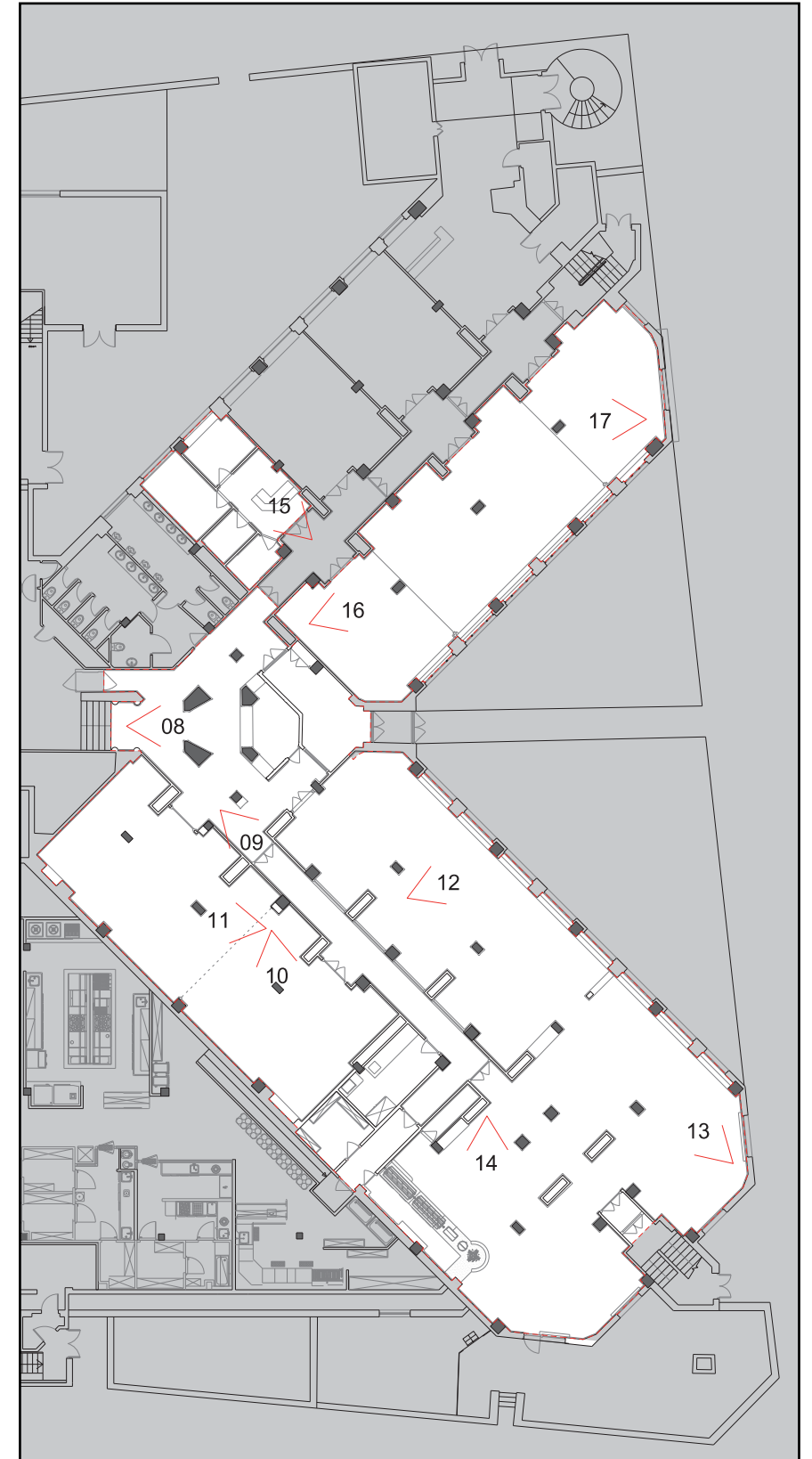
15_Business Center



16_Chester C Suite



17_Chester A Suite



Key Plan_Zone C

