

1.6 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 confort cooling system	Refused	2000
Melia WhiteHouse Albany Street London NW1 3UT	LSX0004996	Internal works involving air conditioning to existing 253 bedrooms	Granted	1999

1.6 Relevant Previous Planning Applications

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Camden
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Aldate Street
London
WC1H 9JE
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:

- 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.
- 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.
- 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.
- 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.

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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):

- 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.
- 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

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Certification may require a further application for listed building consent.

- 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

Executive Director Supporting Communities
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Planning App 2017/2750/P

Camden
Regeneration and Planning
Development Management
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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_330, 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):

- 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).
- 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.
- 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

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Building Report dated May 2017, Acoustic report dated 31st May 2017.

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

- 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.
- 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.
- 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):

- 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

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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 to the building and foreground 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.

- Your proposals may be subject to control under the Building Regulations and/or the

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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).

- 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-en> or seeking prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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.

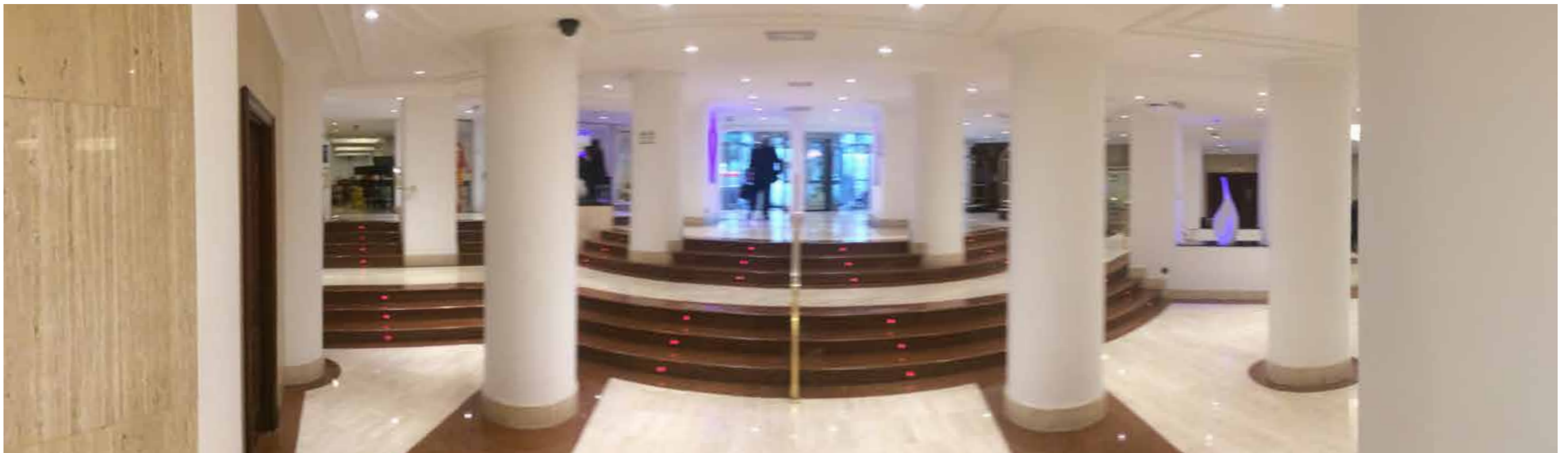
You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully
David T. Joyce
David Joyce
Director of Regeneration and Planning

Executive Director Supporting Communities
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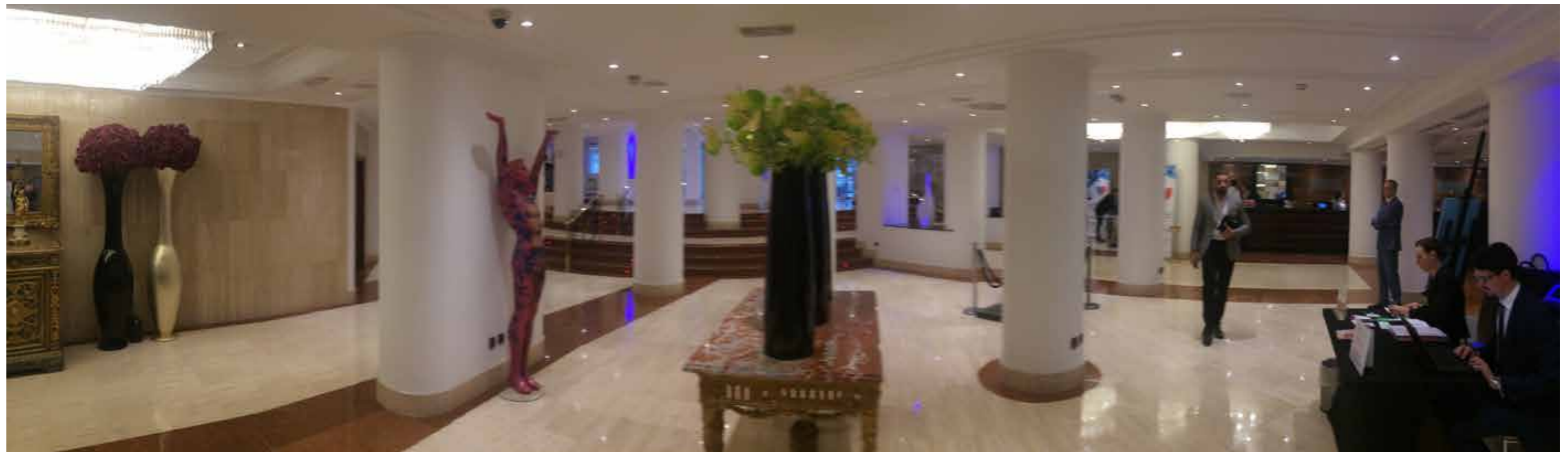
1.7 Interior Photos / Zone A

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1.7 Interior Photos / Zone A

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1.7 Interior Photos / Albufera Restaurant Former Swimming pool location

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A la carte Restaurant Hall and Bar



A la carte Restaurant Entrance



A la carte Restaurant Room



A la carte Restaurant



1.7 Interior Photos / Dry Martini Bar Former Ground Floor Restuarant

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Dry Martini / Ground Floor Bar



