

Application ref: 2018/3877/L
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 14 September 2018

Development Management
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Mackay and Partners
50 Farringdon Road
London
EC1M 3HE

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:

Interior refurbishment of bar, restaurant and offices on ground floor. New air extraction, heating and cooling system and new bathrooms and meeting rooms

Drawing Nos: Heritage statement, 612.17 ex 3500 731 (propo sections), 612.17 p 0600 500 (propo sections), 612.17 p 0600 501 (propo sections), 612.17 p 0600 502 (propo sections), 612.17 p 0600 503 (propo sections), 612.17 p 0600 504 (propo sections), 612.17 p 3100 721 (propo wall), 612.17 p 3500 731 (propo sections), 612.17 pl 0600 301 (propo plan), 612.17 pl 0600 302 (propo plan), 612.17 pl 0600 311 (propo plan), 612.17 pl 0600 312 (propo plan), 612.17 pl 0600 321 (propo plan), 612.17 pl 0600 322 (propo plan), design and access statement, historic background and context, historic fabric original interior design 1936, 1935 ground floor plan, relevant previous planning applications, scope of works, existing drawings, design and access report (in five sections)

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

Heritage statement, 612.17 ex 3500 731 (propo sections), 612.17 p 0600 500 (propo sections), 612.17 p 0600 501 (propo sections), 612.17 p 0600 502 (propo sections), 612.17 p 0600 503 (propo sections), 612.17 p 0600 504 (propo sections), 612.17 p 3100 721 (propo wall), 612.17 p 3500 731 (propo sections), 612.17 pl 0600 301 (propo plan), 612.17 pl 0600 302 (propo plan), 612.17 pl 0600 311 (propo plan), 612.17 pl 0600 312 (propo plan), 612.17 pl 0600 321 (propo plan), 612.17 pl 0600 322 (propo plan), design and access statement, historic background and context, historic fabric original interior design 1936, 1935 ground floor plan, relevant previous planning applications, scope of works, existing drawings, design and access report (in five sections)

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The site is a grade-II-listed, nine-storey Moderne structure arranged in a star shape, built in 1936 as serviced flats but now used as a hotel.

The proposal is for the interior refurbishment of the bar, restaurant and offices on the ground floor, along with new air extraction, heating and cooling systems, new bathrooms and meeting rooms. The present interior largely dates from 2000.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

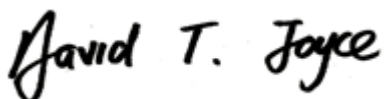
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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