

Application ref: 2020/5366/P
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Date: 27 May 2021

Development Management
Regeneration and Planning
London Borough of Camden
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London
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planning@camden.gov.uk
www.camden.gov.uk/planning

DOS architects ltd
17-19 Lever street
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London

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:
Installation of 2 external vents at ground floor level to the north west corner.

Drawing Nos: 200701_MW_EX_100, 200701_MW_EX_109, 200701_MW_EX_110,
200701_MW_EX_204, 200701_MW_PL_109, 200701_MW_PL_204,
200701_MW_PL_205, 200701_MW_PL_206, Structural Report dated May 2021,
Historic Building Report, Design & Access Statement dated November 2020.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 200701_MW_EX_100, 200701_MW_EX_109, 200701_MW_EX_110, 200701_MW_EX_204, 200701_MW_PL_109, 200701_MW_PL_204, 200701_MW_PL_205, 200701_MW_PL_206, Structural Report dated May 2021, Historic Building Report, Design & Access Statement dated November 2020.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals seek permission for the installation of two external vents on the Longford Street facade in association with the installation of a new basement level swimming pool. They would be iron grilles decorated to match their surroundings, and are relatively modest given the scale of the building. The part of the building the grilles will be installed on is a later addition, so the proposals would not result in a harmful loss of historic fabric. The Council's Conservation Officer has assessed the proposals and does not object to the proposed development. As such, the proposed development is considered acceptable, and would preserve the character and appearance and architectural significance of the host listed building.

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

One response has been received following statutory consultation querying whether the proposals would result in noise disturbance or chlorine odours and

fumes. The proposals have been reviewed by the Council's Environmental Health Officer who has confirmed that there are minimal environmental effects from the installation of the grilles. Noise impacts from the exhaust will be controlled by a condition requiring compliance with the Council's standard noise condition.

The site's planning history has been taken into account when coming to this decision and 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 under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer