

Application ref: 2021/0140/L  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Email: [laura.hazelton@camden.gov.uk](mailto:laura.hazelton@camden.gov.uk)  
Date: 27 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DOS architects ltd  
17-19 Lever street  
london  
EC1V 3QU  
London

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:  
Internal alterations at basement level to provide new swimming pool, changing facilities and spa (no excavations), and 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 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: 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: 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.

- 4 The ventilation grilles hereby approved shall be painted to match the adjacent wall and permanently maintained as such.

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 proposals include the installation of a new swimming pool within the existing basement of the 1936 hotel. The works would not involve any excavations. The proposals have been reviewed by the Council's Conservation Officer who has confirmed that the building is of a scale and has seen such internal alterations that the proposal is acceptable in principle and the works would not harm its historic or architectural significance.

The basement meeting room where the pool is to be installed is an area of relatively low significance and was previously refurbished in 2000. The proposed pool would be accessed via two existing staircases. An existing suite of lavatories and cupboards will be replaced with changing rooms and a plant room. Given the age of the building, the modest amount of internal fabric compromised by the air ducts to the surface is acceptable.

Externally, two iron grilles are proposed to provide intake and outlet. They would be 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.

A structural report has been provided which demonstrates that the building's

foundations can support the additional weight of the water within the swimming pool. The report concludes that the new structure will be of robust and secure construction without detriment to the overall stability of the highways or adjoining properties and without a requirement for any additional strengthening or reinforcing of the existing structure.

Overall, the proposed development is considered acceptable, and would preserve the character and appearance and architectural significance of the host listed building.

One response has been received relating to potential noise disturbance. This has been duly considered during the determination of the associated planning application

The site's planning history has been taken into account prior to making this decision and 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 [ERR] 2013.

As such, the proposed development is in general accordance with policy 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 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.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer