

CITY OF WESTMINSTER			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 9 January 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward involved</b> St James's	
<b>Subject of Report</b>	<b>Royal Society Of Arts , 2-8 John Adam Street and 18 Adam Street, London, WC2N 6EZ</b>		
<b>Proposal</b>	Alterations at ground and basement levels including refitting of catering kitchen at Basement Level -3, to establish improved facilities and access for the RSA. Replacement of roof light in front area lightwell and installation of external extract grille.		
<b>Agent</b>	Ms Stefanie Fischer		
<b>On behalf of</b>	Mr Oliver Reichardt		
<b>Registered Number</b>	17/06484/FULL & 17/06485/LBC	<b>Date amended/ completed</b>	20 July 2017
<b>Date Application Received</b>	20 July 2017		
<b>Historic Building Grade</b>	I (no. 8) and II* (nos. 2-6)		
<b>Conservation Area</b>	Adelphi		

## 1. RECOMMENDATION

1. Grant conditional permission.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

## 2. SUMMARY

The RSA (Royal Society for the encouragement of Arts, Manufactures and Commerce) occupies nos. 2-8 John Adam Street and no. 18 Adam Street. Nos. 6-8 are the historic home of the Society which has been on this site for 250 years. This application seeks planning permission and listed building consent to improve access, circulation and facilities for visitors.

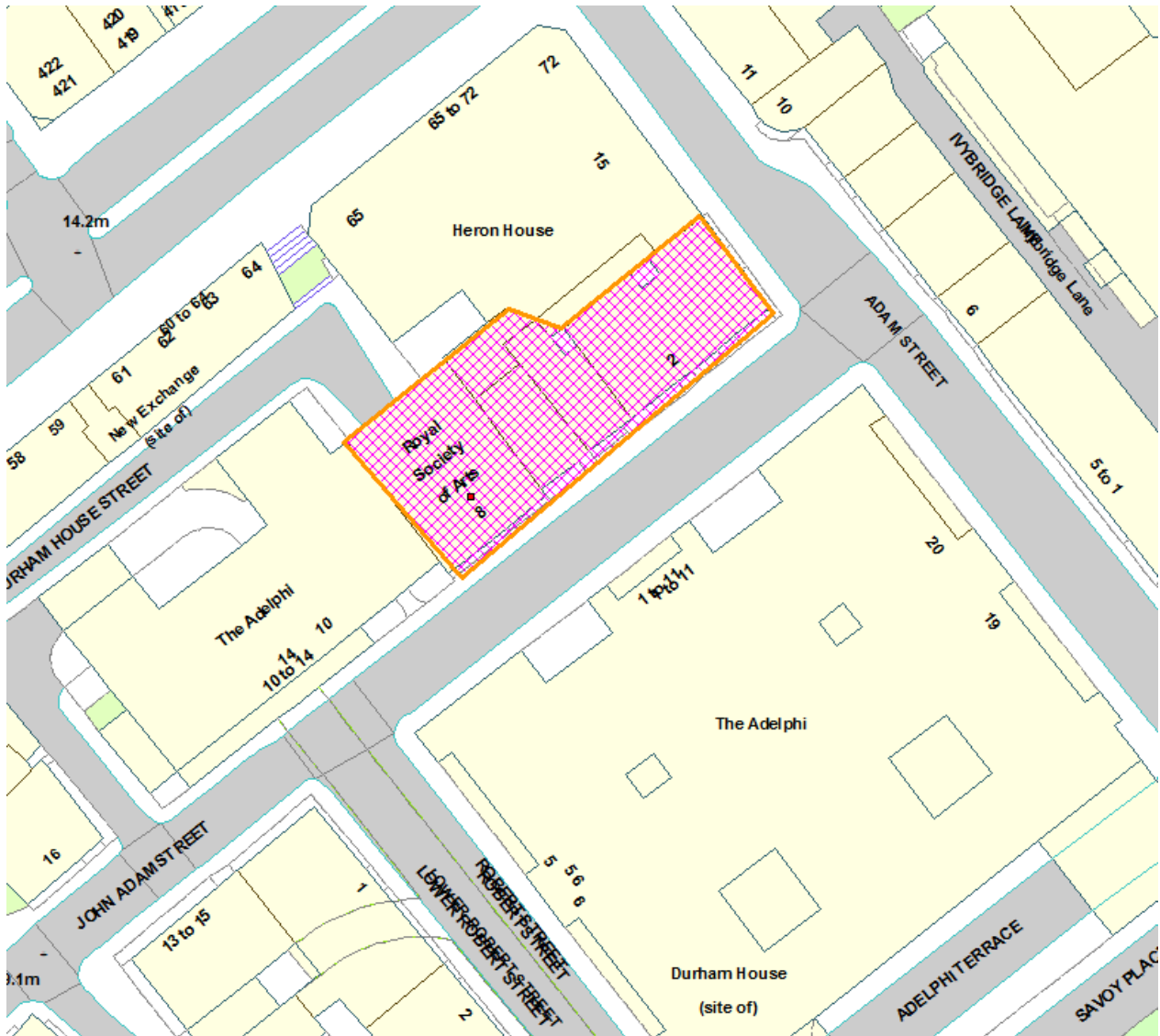
The key issues for consideration are:

- \* the impact of the proposed kitchen extract on amenity of adjoining occupiers
- \* the impact of the proposed alterations on the buildings' special architectural and historic interest.

The proposal is considered acceptable in land use and amenity terms, complying with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). Furthermore, the scheme would not harm the special interest of the listed buildings and is considered to preserve the character and appearance of the Adelphi Conservation Area. For these reasons it is recommended

that conditional planning permission and listed building consent be granted.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



6-8 John Adam Street



**Wider view of the site from the corner with Adam Street**

## 5. CONSULTATIONS

### WESTMINSTER SOCIETY

This is a well presented application to improve the facilities at the RSA. The Society fully supports the aims of the project and recommends the scheme be approved.

### ENVIRONMENTAL HEALTH

No objections subject to conditions.

Raised initial objection to proposed extract duct for lower level kitchen. Following re-consultation on 11 December 2017 raise no objection. The proposed 'Purified Air' scheme submitted with the application complies with the DEFRA guidance and, on balance, it is unlikely to cause nuisance for the food offering proposed.

### HISTORIC ENGLAND:

Authorisation for the City Council to determine the application as it sees fit.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 85

Total No. of replies: 6

Objections have been raised from and on behalf of neighbouring occupiers on the following grounds.

### AMENITY

- Proposed grille to front lightwell area will direct noise and food smells towards the Little Adelphi residential block.
- Noise emission and planned extraction will affect The Little Adelphi.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The Royal Society of Arts occupies nos. 2-8 John Adam Street and no. 18 Adam Street. It has frontages to John Adam Street, Adam Street and Durham House Street. No. 8, is listed Grade I and 2-6 John Adam Street and 18 John Adam Street are listed Grade II\*. The buildings are also located within the Adelphi Conservation Area and the Central Activities Zone.

Conceived of in a London coffeehouse in 1754, the Society's mission is to generate ideas to find answers to challenges faced by society, in particular through promoting creativity, innovation, collaboration and research. Today the RSA holds lectures, seminars and other events. Users have access to the Coffee House, to the various lobbies and other quiet corners of the building for work or meetings, as well as the library and archives and there are offices to upper floors. The former wine vaults of the Adelphi development were

converted a number of years ago and currently house the Vaults Restaurant (open for lunches), catering kitchens and a hireable space.

## 6.2 Recent Relevant History

None relevant

## 7. THE PROPOSAL

Planning permission and listed building consent are sought for various works to provide improved access and facilities at ground and basement levels of the building, including upgrading the coffee house at lower ground floor mezzanine level (level -1) and the catering kitchens to the vaults (level -3) with renewal of plant serving existing kitchens. A new access ramp and cloakrooms will be provided at ground floor with new openings created at lower levels to improve circulation routes through the building. External alterations are confined to works the front lightwell, including replacement of the existing roof light and the installation of external grille within the lightwell associated with the upgrade of existing plant for the finishing kitchen.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposals do not raise any land use issues.

### 8.2 Townscape and Design

The Royal Society of Arts occupies a collection of buildings which date from 1772-74 by Robert Adam. Nos. 6-8, known as RSA House, were commissioned and built for the Society, who then acquired the neighbouring nos. 6, 4 and 2 John Adam Street and 18 Adam Street. Included within this envelope are the Adelphi wine vaults and the Tavern Room, a former public house frequented by Charles Dickens.

All the buildings are of high significance and contain much original architectural detail, including original decorative plasterwork, chimneypieces and staircases, particularly to principal spaces to ground and first floors. The impressive brick vaulted spaces of the former wine vaults of the Adelphi development remain at basement level -3 and are also of high significance. There have been a number of later alterations and the buildings are completely interconnected with openings in party walls at all levels. The former lightwell to the rear of 6 John Adam Street has been glazed over to provide an access stair and lift, as has the front area lightwell to John Adam Street.

Proposals aim to improve circulation, access and facilities within the building and most works are confined to less significant spaces at basement levels. Works are considered in more detail below:

#### Ground Floor

At ground floor level minor changes are proposed which include the insertion of a timber panelled door within the existing door frame in no. 6, a new access ramp at no 4 and

glazed inner lobby panel in the hall for security and the reconfiguration of existing cloakroom areas, bringing these closer to the front windows. Conditions are proposed to ensure appropriate detailing and these alterations will not harm the special interest of the building and are acceptable.

### **Basement levels -1 and -2**

Most works are within the less sensitive areas at lower basement levels. These spaces contain less architectural detail of interest and have been altered.

There is currently no access to the first basement level and the café from the main accommodation stair and lift in the former lightwell to the rear of Nos. 4 and 6 John Adam Street. Proposals would therefore include a new stop for the lift at this level, extending the modern staircase in the lightwell and creating a new access into the original rear elevation of no. 6 inserting a door where there is an existing window. This will result in loss of some original fabric but this is a relatively small area, will not affect internal architectural detail of interest and will improve public access to this level. This is therefore acceptable.

Further, a series of new door width openings are proposed at first basement level between nos. 6, 4, 2 and no. 18 to improve circulation between these properties. This will also result in the loss of some original fabric and alterations such as this, which result in the creation of openings in party walls, are generally resisted in listed buildings, as this reduces the sense of separation between historic properties and diminishes understanding of their plan form. However, in this instance, the Institution occupies a group of buildings which is already completely interconnected with numerous openings within party walls. These particular openings are proposed in the less sensitive lower levels of the building and piers are being retained along the inner face of the external walls, to maintain the legibility of the party walls. This is considered acceptable.

Other alterations include the insertion of the new 'Hellerup Stair' which will occupy an existing double height volume in the library. This will create a new area for lectures and talks in part of the building which has already been altered and this modern intervention is acceptable in this location. Other more minor alterations are proposed throughout these spaces but are not considered to harm significance of the buildings.

### **Basement level -3**

Basement Level -3 retains the attractive, exposed brick vaulted spaces, which are of high significance. These are used for catering and events but revisions to the plan are proposed to improve facilities. Vault 6 is being fitted out as a catering kitchen, while the existing part of the catering kitchen in Vault 4 is being stripped out.

While any infilling within these attractive spaces is regrettable, much of the area will remain unaltered and the proposed new kitchen occupies an amended but similar footprint to the existing. It is also to be designed in the same way as the existing and will be a freestanding 'box' with no fixings back to the brickwork and with services on top of this, leaving the brickwork within the vaults exposed and protecting original fabric. This would be reversible and can be stripped out at a later date and the new kitchen area is set back from the corridor with views of the vaults from the publically accessible spaces protected. The horizontal ductwork runs are connected to vertical riser positions in the kitchen below

and existing ductwork routes through the existing raised floor will be used, linking to the existing rear extract duct. The ducts are being kept back from the line of the partitions between the corridor and kitchen areas and the brickwork vaults above will remain visible. These works are therefore acceptable.

Externally works are proposed within the front lightwell. These have already been infilled with glazing which will be renewed and a new grille will be installed for the extract. The proposed new grille is 500mm X 500mm and located to the side of the lightwell where it will be relatively discreet and have limited visibility from the street. Little detail has been provided about its exact appearance although annotations suggest it will be aluminium louvres. A more bespoke design would be preferable and an amending condition has been applied to ensure this is cast painted metal rather than aluminium and the minimum size necessary and detailed drawings are also required to ensure its appearance is satisfactory. Some alterations are proposed to windows at this level and details of these will be conditioned.

Overall proposals will result in some minor loss of historic fabric leading to some less than substantial harm to the significance of the listed buildings. However, this harm is outweighed by the benefit of enhancing the facilities and accessibility of the building for visitors and members of the public, ensuring this historic institution can continue to function effectively within the building which was built for it and has been its home for 250 years. Given their minor nature, works will not harm the character and appearance of the Adelphi Conservation Area. Proposals therefore comply with local and national policy, in particular taking into account S25 (Heritage) and S29 (Design) of the Westminster City Plan and saved policies DES5, DES9 and DES10 of the Unitary Development Plan, as well as national guidance, in particular Paragraph 134 of the National Planning Policy Framework.

### **8.3 Residential Amenity**

Policy S29 of the City Plan and ENV13 of the UDP seeks to protect residential amenity and enhance the residential environment of the surrounding properties.

There are existing kitchen facilities at basement levels -1 and -3. The application proposals seek to maintain these facilities but reconfigure and install new upgraded kitchen equipment in order to make more efficient use of the space.

The existing ventilation arrangement for the level -1 kitchen is through an existing grille above a door fronting the front lightwell facing onto John Adam Street. The level -3 kitchen is ventilated using an existing high level duct.

The level -1 kitchen will replace an existing kitchen and food preparation area. This will be the same size and primarily function as a 'finishing' kitchen, which will provide for the new dining requirements of the coffee house with a lighter menu but still requiring some preparation and cooking close to the dining area.

The hours of operation of the kitchen are normally between 0830hrs and 1930hrs, unless evening functions dictate in which case the finishing kitchen would operate until 2000hrs. The level -3 kitchens within the vaults are being re-planned. The new kitchen facilities will not be significantly larger in size but provide for a more efficient cooking space. These spaces are also used for other ancillary functions such as for wedding breakfasts,



commercial conference catering, as well as providing a facility for some of the new, all day dining requirements forming part of the application.

It is proposed to insert a new extract grille on the side elevation facing into the lightwell area fronting John Adam Street to serve the level -1 kitchen. The nearest residential properties are located at Little Adelphi, nos. 10-14 John Adam Street. The application proposals have raised concerns amongst residents in Little Adelphi with regards to smells and fumes from the proposed grille.

There is a single column of windows on Little Adelphi located adjacent to the boundary with the application site. The lower ground floor window is single aspect and serves a bedroom (lower ground floor flat) and the ground floor window serves the reception/lobby area to the flats. The proposed grille which faces away from the residential is located approximately 15m from the nearest windows in Little Adelphi facing John Adam Street.

The kitchen facility at level -1 is identical in size to the bar servery it replaces in this location. The applicant has considered options for locating the extract for this kitchen elsewhere. Due to the site constraints and the historic significance of the building, there is no practicable route from the level -1 kitchen and any of the rear lightwells. The extract cannot be routed up through the building in no. 8 (listed Grade I) without significant harmful impact on either the entrance hall or Benjamin Franklin Room directly above. These are rooms of exceptionally high architectural and historic significance.

The rear lightwell, serving No. 6, which would be closest to the level -1 kitchen, has previously been infilled and glazed over and now provides the feature staircase of Suthers Court, which also maintains the original rear elevation of no. 6. This would be severely compromised by the introduction of mechanical extract routing, which would have an unacceptable impact on this space and the original rear elevation. The rear lightwell to the rear of no. 4 John Adam Street has been 'blocked' by the introduction of a lift shaft circa 30 years ago. The route to no. 2 John Adam Street is further compromised by low floor to ceiling heights at Level -1 and Level -2 which impedes any route for ductwork extract. Retaining the level -1 kitchen in its current location avoids the need for rerouting and impact on historic fabric where it is little or not affected currently.

On this basis, the applicants are introducing a 'Purified Air' system to deal with odours and fumes and to retain the level -1 'finishing' kitchen in its current location. Given the constraints of the site and that the level -1 kitchen is mainly to be used as a finishing kitchen, Environmental Health consider the approach acceptable in this instance. An operational management statement is to be secured by condition, which will set out the low intensity operation of the level -1 kitchen and hours of use (0830 to 2000 hours daily).

An informative is recommended to advise the applicants that, with any low level discharge system, final determination as to whether odour nuisance will occur can only be ascertained once the system has been installed and is in operation. Environmental Health has stated that if this becomes an issue other legislation is present to control odour and fume nuisance should this arise (Statutory Nuisance provisions of Section 79 of the Environmental Protection Act 1990). Notwithstanding this, given the distance between the extract grille and the residential properties, and subject to conditions, it is unlikely that odour nuisance will occur.

With regard to noise, Environmental Health are satisfied that the standard noise and vibration conditions with the addition of a condition requiring a supplementary acoustic assessment to demonstrate compliance with the standard noise condition is sufficient to mitigate against the potential for noise nuisance to surrounding occupiers.

#### **8.4 Transportation/Parking**

The proposals do not give rise to highways or parking issues.

#### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

#### **8.6 Access**

One of the main aims of proposals is to improve accessibility, providing a new accessible entrance with ramp and better access to the lower levels of the building and coffee house, which is open to the public.

#### **8.7 Other UDP/Westminster Policy Considerations**

Not applicable.

#### **8.8 London Plan**

This application raises no strategic issues.

#### **8.9 National Policy/Guidance Considerations**

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

#### **8.10 Planning Obligations**

Planning obligations are not relevant in the determination of this application.

#### **8.11 Environmental Impact Assessment**

Environmental Impact issues are not relevant to a development of this scale.

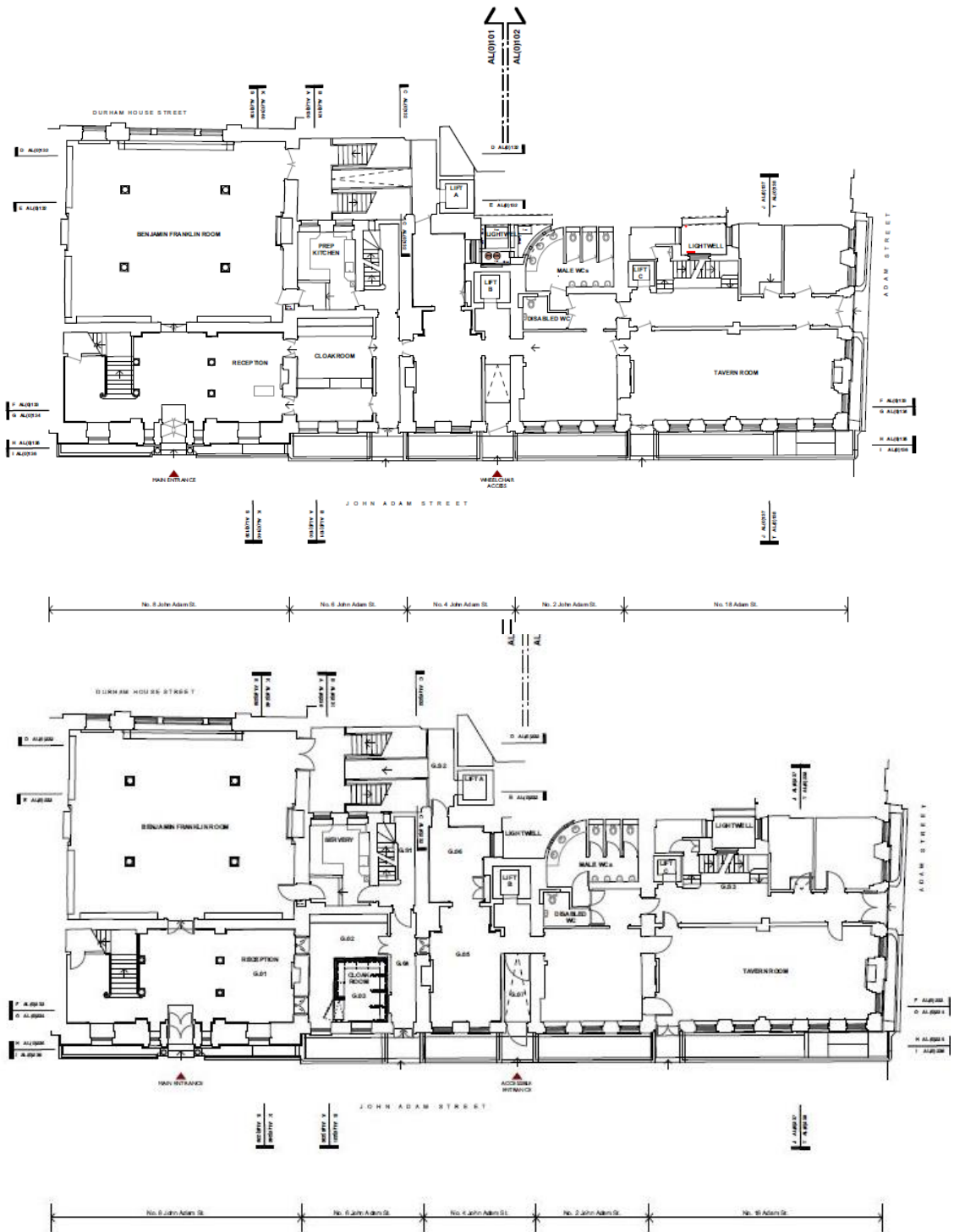
**9. BACKGROUND PAPERS**

1. Application form.
2. Response from Westminster Society dated 27 July 2017.
3. Response from Environmental Health dated 25 August, 14 November and 13 December 2107.
4. Letter from occupier of Flat 53 The Little Adelphi, 10 - 14 John Adam Street, dated 13 August 2017.
5. Letter from occupier of Suite 79-80, Pure Offices, dated 23 August 2017.
6. Letter from occupier of Flat 8, Little Adelphi dated 15 August 2017.
7. Two letters from occupiers of Flat 33 Little Adelphi, 10-14 John Adam Street dated 14 August 2017.
8. Letter from occupier of Flat 44, Little Adelphi, 10-14 John Adam Street dated 13 August 2017.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

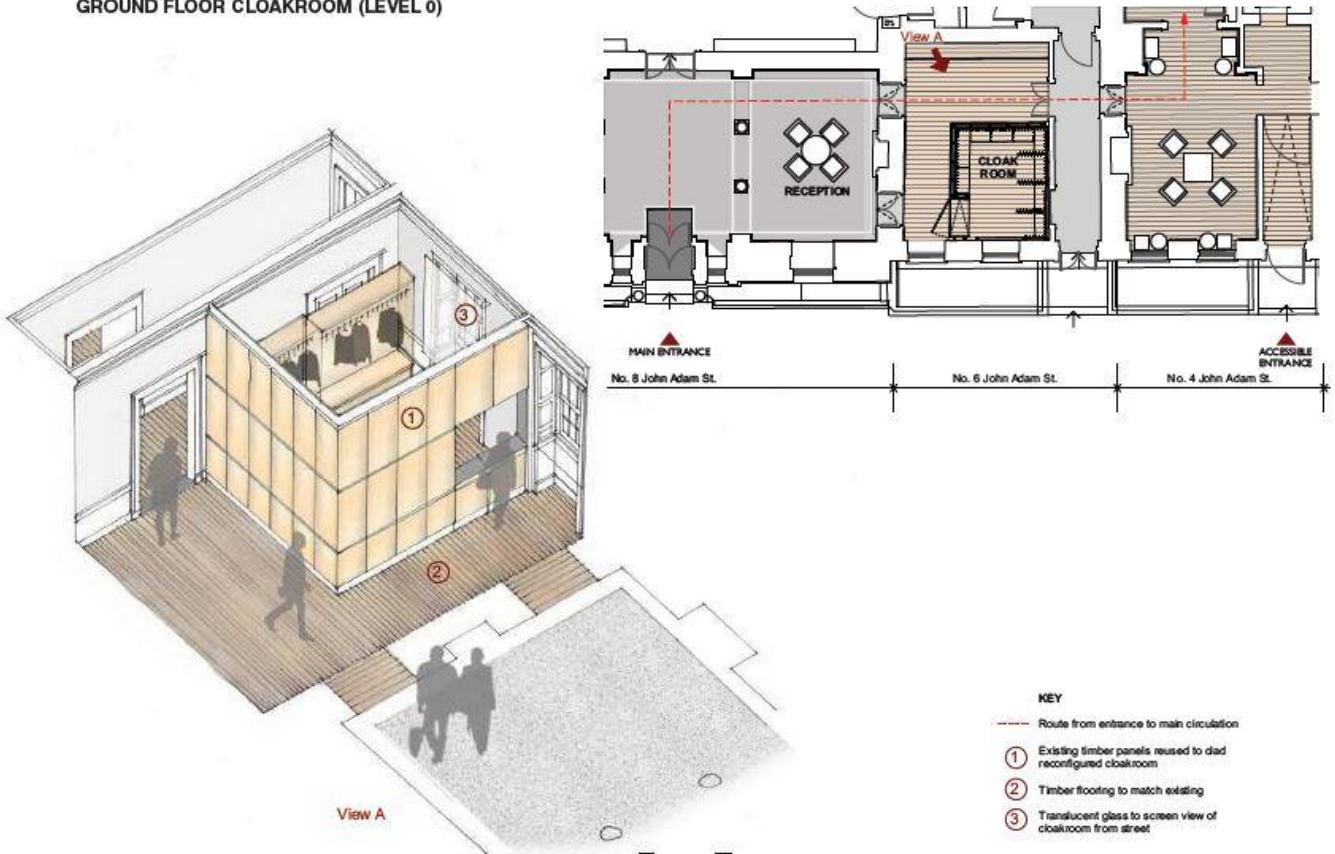
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT VNALLY@WESTMINSTER.GOV.UK

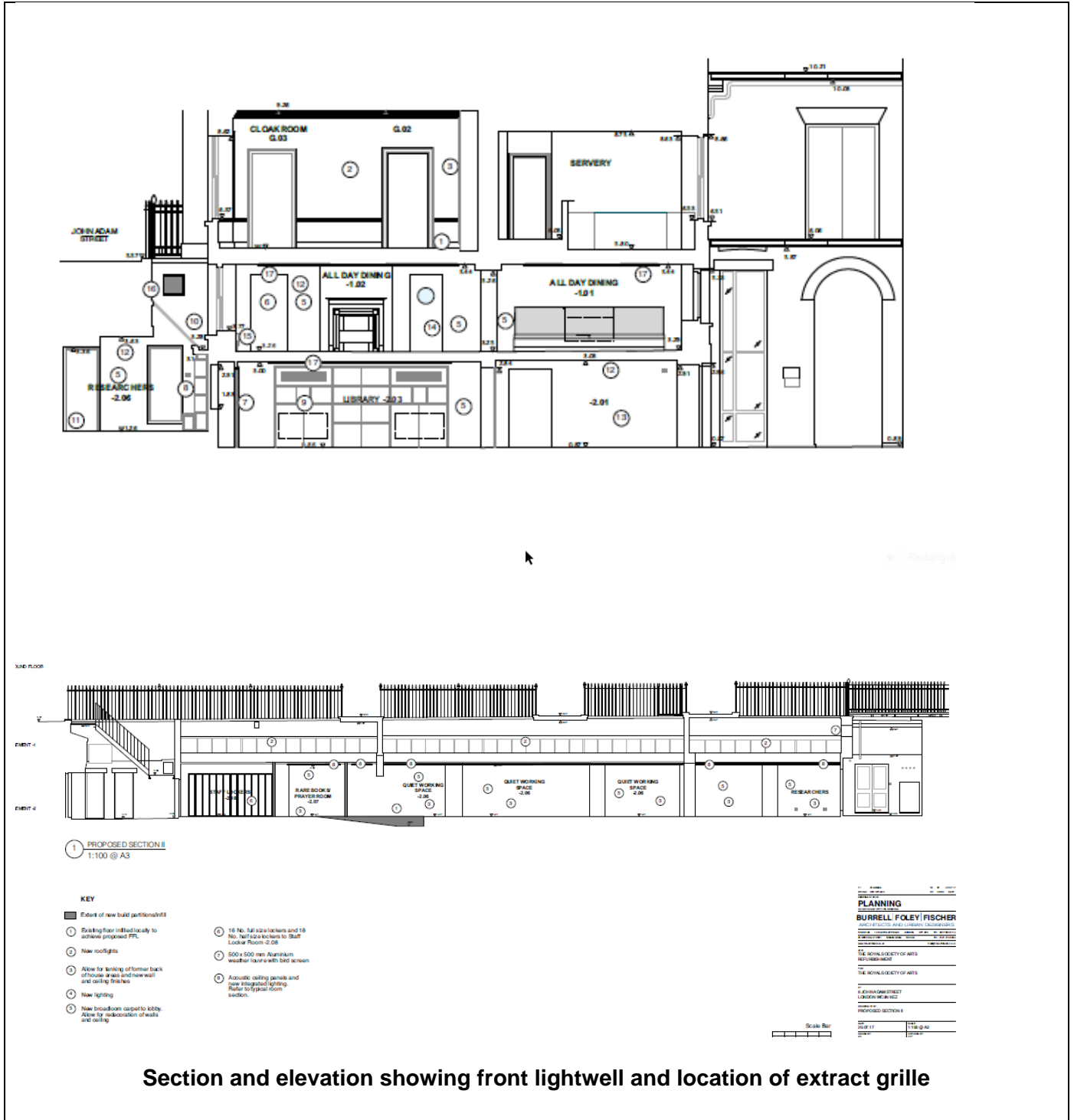
10. KEY DRAWINGS



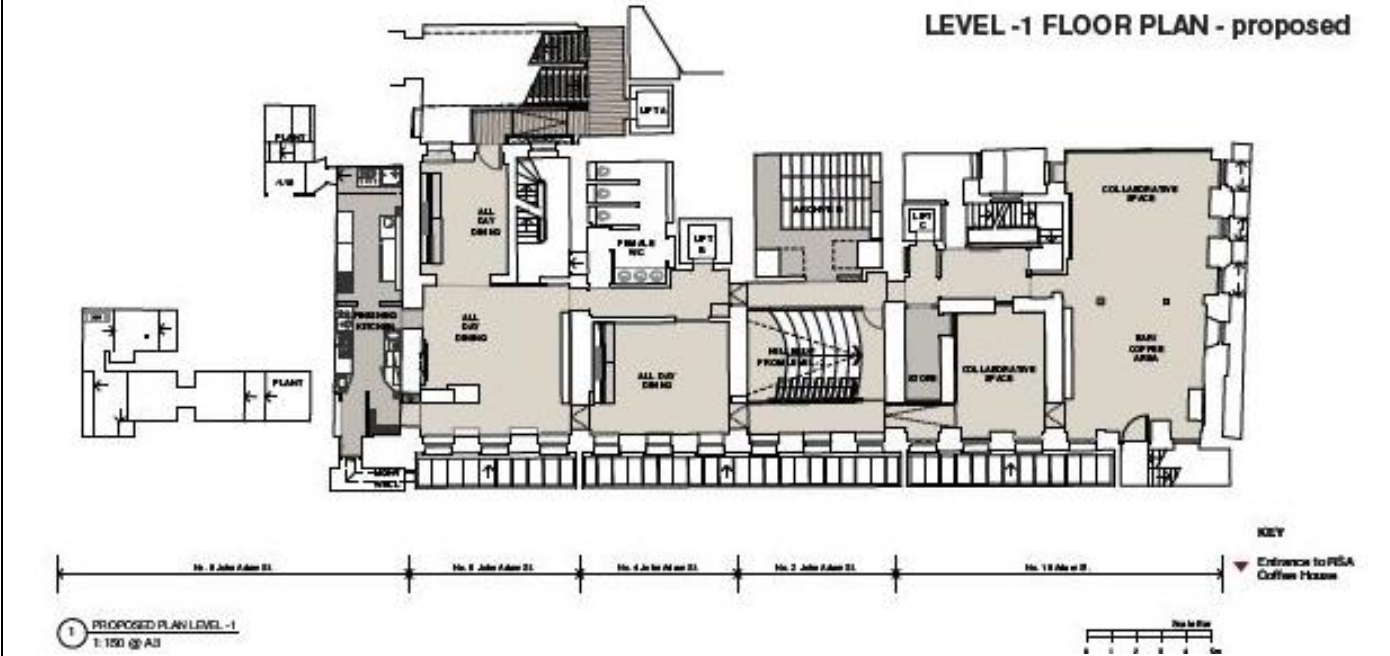
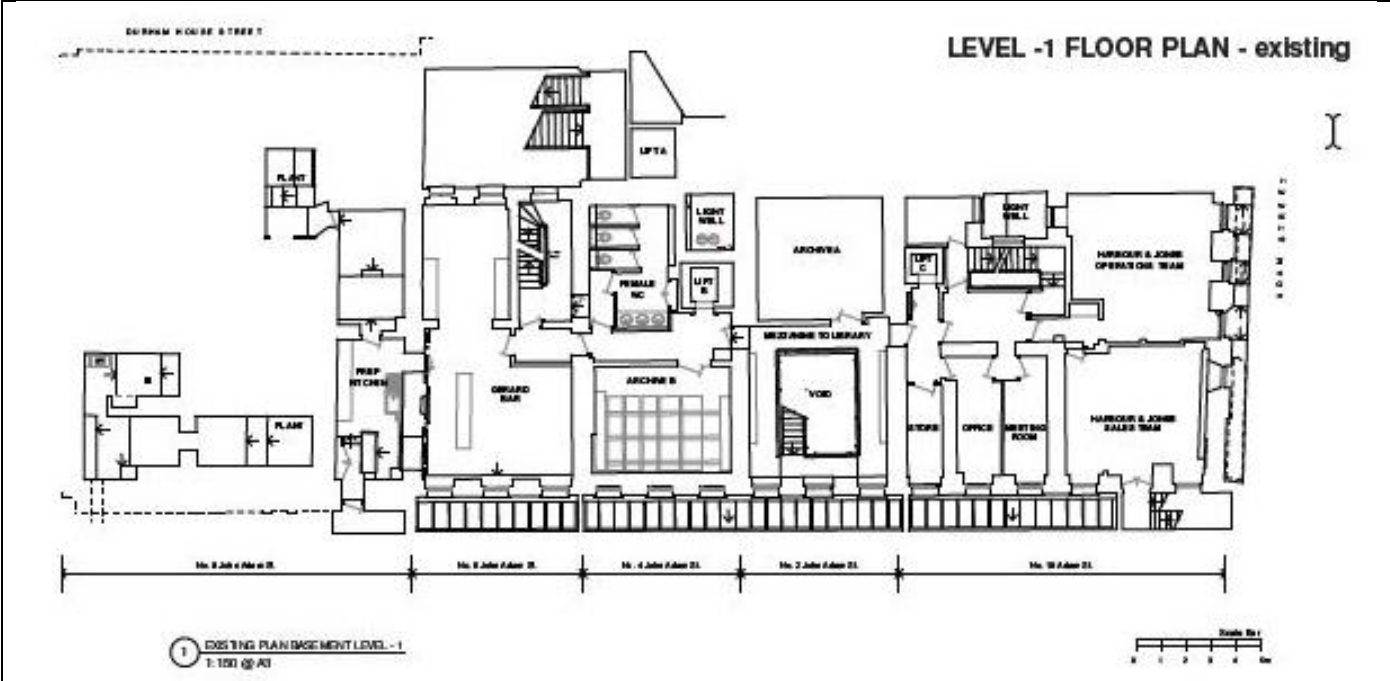
Ground floor – existing and proposed

GROUND FLOOR CLOAKROOM (LEVEL 0)

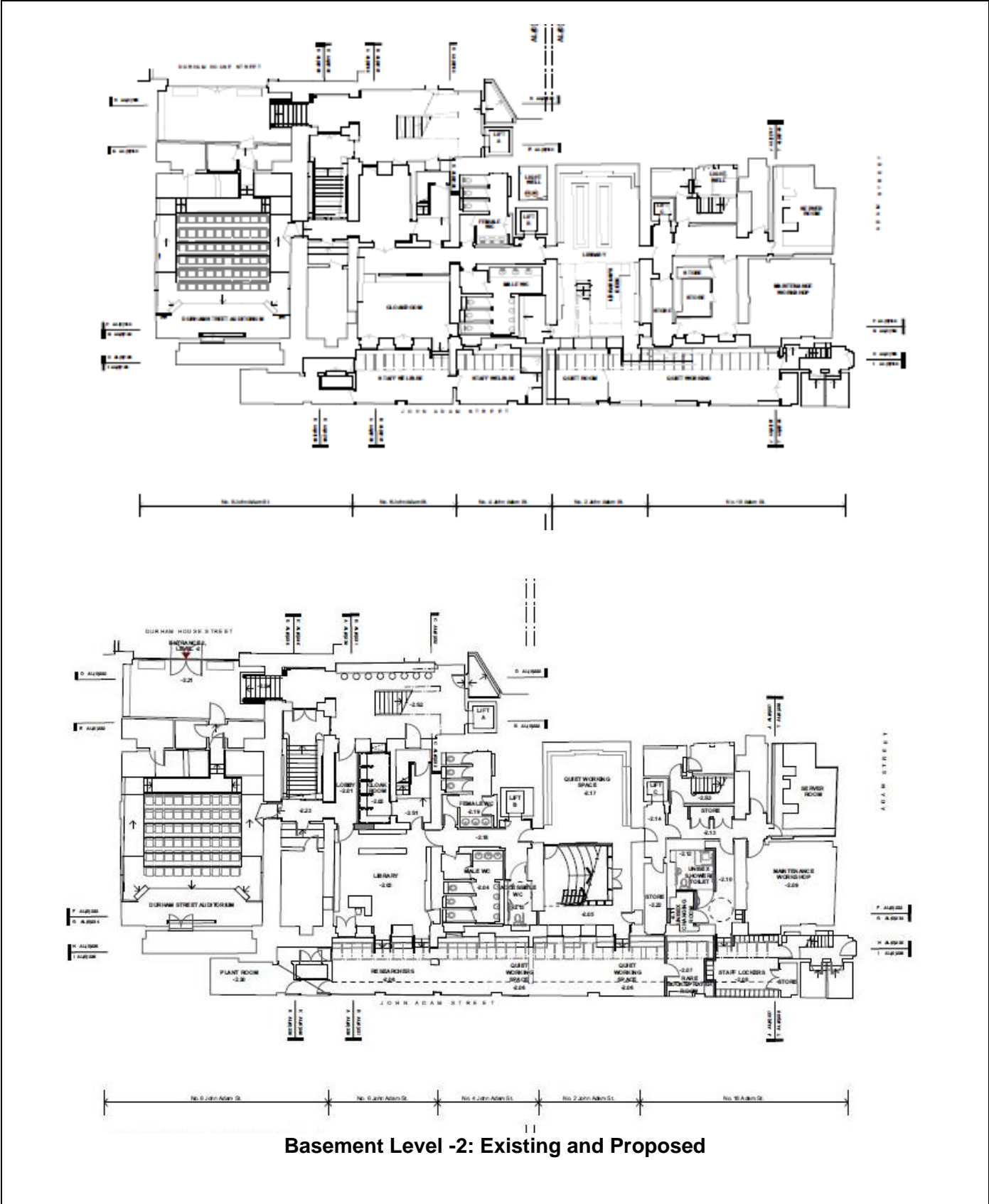




Section and elevation showing front lightwell and location of extract grille



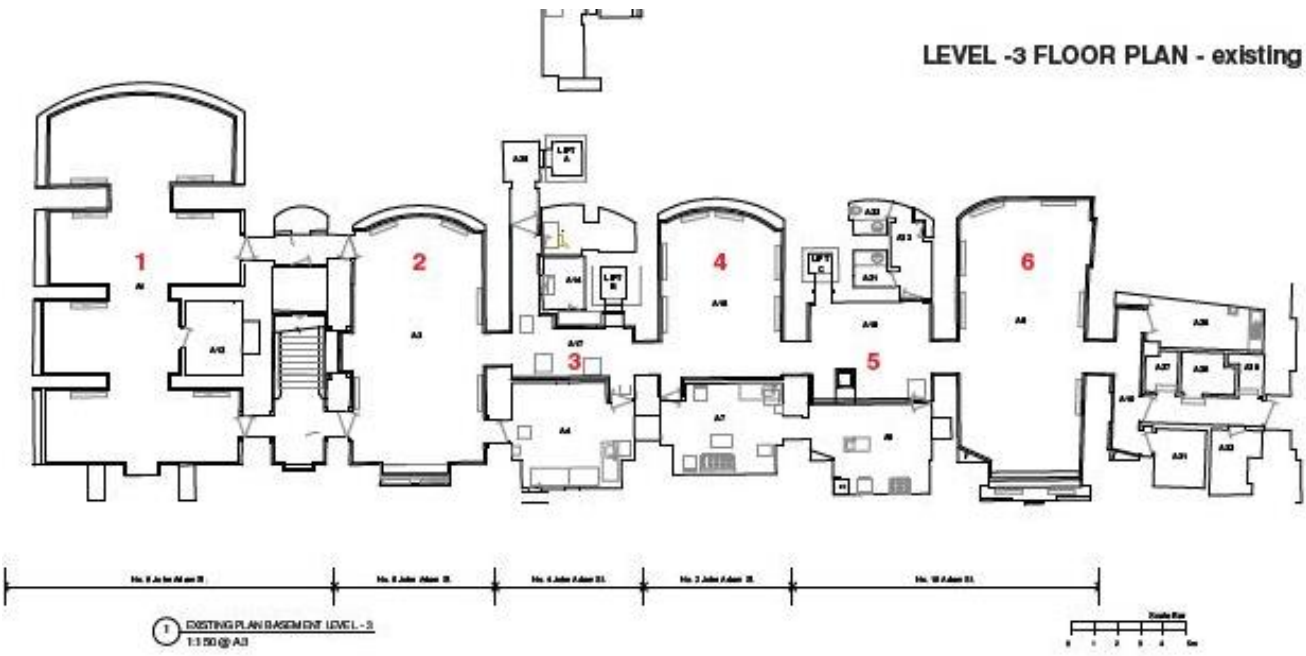
**Basement Level -1: Existing and Proposed**



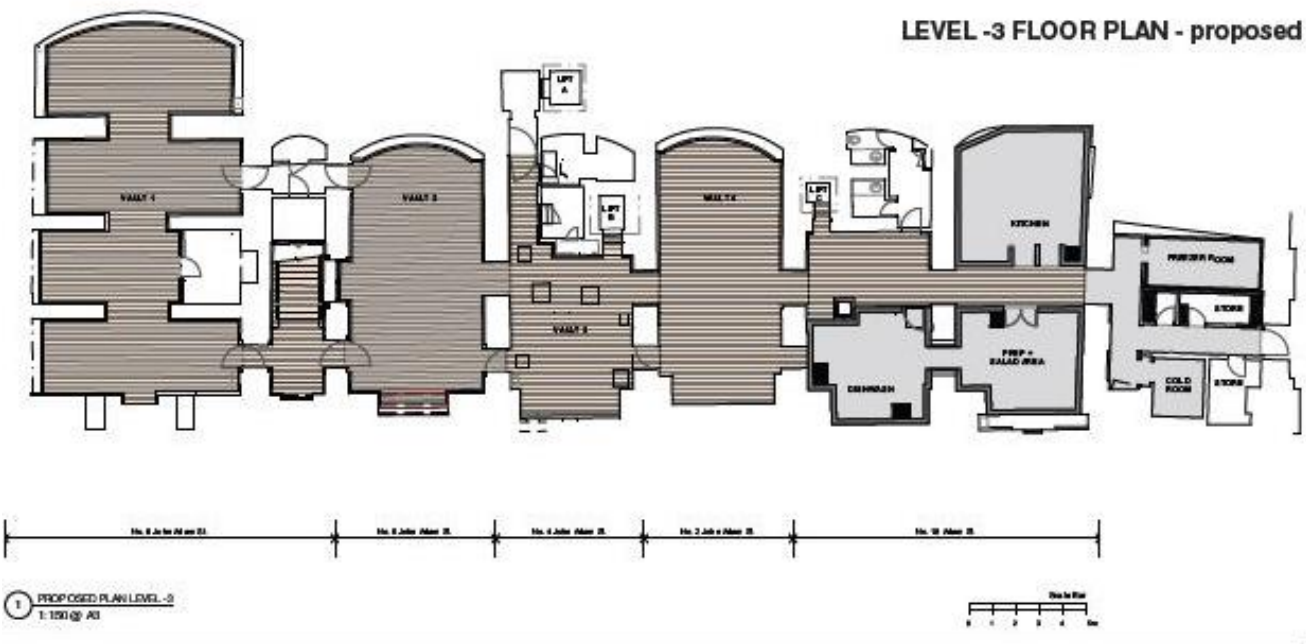
Basement Level -2: Existing and Proposed



LEVEL -3 FLOOR PLAN - existing



LEVEL -3 FLOOR PLAN - proposed



Basement Level -3: Existing and Proposed

**DRAFT DECISION LETTER**

- Address:** Royal Society Of Arts , 8 John Adam Street, London, WC2N 6EZ
- Proposal:** Alterations at ground and basement levels including refitting of catering kitchen at Basement Level -3, to establish improved facilities and access for the RSA.  
Replacement of roof light in front area lightwell and installation of external extract grille.
- Reference:** 17/06484/FULL
- Plan Nos:** Proposed Plans  
1269 AL(0)200.P1 PROPOSED LEVEL 0 PLAN; 1269 AL(0)201.P1 PROPOSED LEVEL 0 PLAN (west); 1269 AL(0)202.P1 PROPOSED LEVEL 0 PLAN (east)  
1269 AL(0)210 P2 PROPOSED LEVEL-1 PLAN; 1269 AL(0)211 .P1 PROPOSED LEVEL -1 PLAN west; 1269 AL(0)212 P2 PROPOSED LEVEL -1 PLAN east  
1269 AL(0)220 P2 PROPOSED LEVEL-2 PLAN ; 1269 AL(0)221 P1 PROPOSED LEVEL-2 PLAN west; 1269 AL(0)222 P2 PROPOSED LEVEL-2 PLAN east  
1269 AL(0)225 P1 PROPOSED LEVEL -3 PLAN; 1269 AL(0)226 P2 PROPOSED LEVEL -3 PLAN east; 1269 AL(0)227 P2 PROPOSED LEVEL -3 PLAN west
- EXISTING + PROPOSED RAMP TO LOBBY G.07 AL(0)
- Proposed Sections  
1269 AL(0)230. P1 PROPOSED SECTION AA P1; 1269 AL(0)231 P1 PROPOSED SECTION BB; 1269; AL(0)232 P1 PROPOSED SECTION CC DD EE; 1269 AL(0)233 P3 PROPOSED SECTION FF; 1269 AL(0)234.P3 PROPOSED SECTION GG; 1269 AL(0)235 P1 PROPOSED SECTION HH; 1269 AL(0)236 P1 PROPOSED SECTION II; 1269 AL(0)237 P2 PROPOSED SECTION JJ; 1269 AL(0)238 P2 PROPOSED SECTION TT; 1269 AL(0)239 P1 PROPOSED SECTION SS; 1269 AL(0)240 P1 PROPOSED SECTION KK; 1269 AL(0)241 P1 PROPOSED SECTION LL; 1269 AL(0)242 P1 PROPOSED SECTION MM; 1269 AL(0)243 P1 PROPOSED SECTION NN; 1269 AL(0)244 P1 PROPOSED SECTION OO; 1269 AL(0)245 P1 PROPOSED SECTION PP; 1269 AL(0)246 P1 PROPOSED SECTION QQ; 1269 AL(0)247 P1 PROPOSED SECTION RR; 1269 AL(0)249 P1 PROPOSED SECTION UU; 1269 AL(0)250 P1 PROPOSED SECTION VV; 1269 AL(0)251 PROPOSED SECTION LW1 - LW4
- Demolition drawing  
1269 AL(3)100 DEMOLITION PLAN GROUND LEVEL 0 P1; 1269 AL(3)101 DEMOLITION PLAN GROUND LEVEL 0 P1; 1269 AL(3)102 DEMOLITION PLAN GROUND LEVEL 03 P1; 1269 AL(3)110 DEMOLITION PLAN BASEMENT LEVEL-1 P2; 1269 AL(3)111 DEMOLITION PLAN BASEMENT LEVEL-1 P1; 1269 AL(3)112 DEMOLITION PLAN BASEMENT LEVEL-1 P2; 1269 AL(3)120 DEMOLITION PLAN BASEMENT LEVEL -2 P2; 1269 AL(3)121 DEMOLITION PLAN BASEMENT LEVEL -2 P1; 1269 AL(3)122 DEMOLITION PLAN BASEMENT LEVEL -2 P2; 1269 AL(3)125 DEMOLITION PLAN BASEMENT LEVEL -3 P1; 1269 AL(3)126 DEMOLITION PLAN

**Case Officer:** Jane Hamilton

**Direct Tel. No.** 020 7641 8019

### **Recommended Conditions and Reasons**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Pimlico Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 4 You must apply to us for approval of detailed drawings, elevations and sections (Scale 1:20 and 1:5) of the following parts of the development:

- (i) lightwell rooflight;
- (ii) vent grille to lightwell;
- (iii) new and altered windows.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant,

including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 7 The extract fans, serving the Level -1 kitchen hereby permitted to be ducted into the front lightwell shall not be operated except between 0830 hours and 2000 hours daily.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 8 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 9 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the use, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.
- (2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the use, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.
- (3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
  - (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
  - (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
  - (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
  - (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
  - (f) The proposed maximum noise level to be emitted by the activity.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the

planning permission.

- 10 You must remove all redundant plant and equipment from the building before you begin the approved use. (C26VA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 6 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

- 12 You must submit an Operational Management Plan in connection with level -1 kitchen and extract grille hereby approved. You must not use the -1 kitchen or extract grille until we have approved what you have sent us. Thereafter the level -1 kitchen and extract grille must be operated in accordance with the details approved by us.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and TACE 8 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 13 You must apply to us for approval of detailed drawings (scale 1:5) showing the following alteration(s) to the scheme: vent to be formed in cast painted metal and reduced to the minimum size necessary. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 14 All new and altered windows shall be formed of painted timber, single glazed and detailed to match the existing.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Please contact our Environmental Health Service (020 7641 2000) to make sure you meet their requirements under the Control of Pollution Act 1974 and the Environmental Protection Act 1990. (I07AA)
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 4 Conditions 6, 7 and 8 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 5 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 6 In relation to the proposed external grille to the lightwell area fronting John Adam Street you are advised of the following:
  - The Purified Air externally discharging low level system has been approved on the basis that, although it complies with the DEFRA guidance for the food offering described in the application, it may need further adaptation should it result in odour or noise nuisance once in operation.



- The scheme is dependent on regular maintenance for optimal operation to be maintained.
- Any future significant changes to the food offering should only be undertaken by first evaluating if the installed kitchen extract ventilation system is still suitable for preventing odour nuisance.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

**DRAFT DECISION LETTER**

**Address:** Royal Society Of Arts , 8 John Adam Street, London, WC2N 6EZ

**Proposal:** Alterations at ground and basement levels including refitting of catering kitchen at Basement Level -3, to establish improved facilities and access for the RSA. Replacement of roof light in front area lightwell and installation of external extract grille.

**Reference:** 17/06485/LBC

**Proposed Plans**

1269 AL(0)200.P1 PROPOSED LEVEL 0 PLAN; 1269 AL(0)201.P1 PROPOSED LEVEL 0 PLAN (west); 1269 AL(0)202.P1 PROPOSED LEVEL 0 PLAN (east) 1269 AL(0)210 P2 PROPOSED LEVEL-1 PLAN; 1269 AL(0)211 .P1 PROPOSED LEVEL -1 PLAN west; 1269 AL(0)212 P2 PROPOSED LEVEL -1 PLAN east 1269 AL(0)220 P2 PROPOSED LEVEL-2 PLAN ; 1269 AL(0)221 P1 PROPOSED LEVEL-2 PLAN west; 1269 AL(0)222 P2 PROPOSED LEVEL-2 PLAN east 1269 AL(0)225 P1 PROPOSED LEVEL -3 PLAN; 1269 AL(0)226 P2 PROPOSED LEVEL -3 PLAN east; 1269 AL(0)227 P2 PROPOSED LEVEL -3 PLAN west

EXISTING + PROPOSED RAMP TO LOBBY G.07 AL(0)

**Proposed Sections**

1269 AL(0)230. P1 PROPOSED SECTION AA P1; 1269 AL(0)231 P1 PROPOSED SECTION BB; 1269; AL(0)232 P1 PROPOSED SECTION CC DD EE; 1269 AL(0)233 P3 PROPOSED SECTION FF; 1269 AL(0)234.P3 PROPOSED SECTION GG; 1269 AL(0)235 P1 PROPOSED SECTION HH; 1269 AL(0)236 P1 PROPOSED SECTION II; 1269 AL(0)237 P2 PROPOSED SECTION JJ; 1269 AL(0)238 P2 PROPOSED SECTION TT; 1269 AL(0)239 P1 PROPOSED SECTION SS; 1269 AL(0)240 P1 PROPOSED SECTION KK; 1269 AL(0)241 P1 PROPOSED SECTION LL; 1269 AL(0)242 P1 PROPOSED SECTION MM; 1269 AL(0)243 P1 PROPOSED SECTION NN; 1269 AL(0)244 P1 PROPOSED SECTION OO; 1269 AL(0)245 P1 PROPOSED SECTION PP; 1269 AL(0)246 P1 PROPOSED SECTION QQ; 1269 AL(0)247 P1 PROPOSED SECTION RR; 1269 AL(0)249 P1 PROPOSED SECTION UU; 1269 AL(0)250 P1 PROPOSED SECTION VV; 1269 AL(0)251 PROPOSED SECTION LW1 - LW4

**Demolition drawings**

1269 AL(3)100 DEMOLITION PLAN GROUND LEVEL 0 P1; 1269 AL(3)101 DEMOLITION PLAN GROUND LEVEL 0 P1; 1269 AL(3)102 DEMOLITION PLAN GROUND LEVEL 03 P1; 1269 AL(3)110 DEMOLITION PLAN BASEMENT LEVEL-1 P2; 1269 AL(3)111 DEMOLITION PLAN BASEMENT LEVEL-1 P1; 1269 AL(3)112 DEMOLITION PLAN BASEMENT LEVEL-1 P2; 1269 AL(3)120 DEMOLITION PLAN BASEMENT LEVEL -2 P2; 1269 AL(3)121 DEMOLITION PLAN BASEMENT LEVEL -2 P1; 1269 AL(3)122 DEMOLITION PLAN BASEMENT LEVEL -2 P2; 1269 AL(3)125 DEMOLITION PLAN BASEMENT LEVEL -3 P1; 1269 AL(3)126 DEMOLITION PLAN

**Case Officer:** Jane Hamilton

**Direct Tel. No.** 020 7641 8019

**Recommended Condition(s) and Reason(s)**

- 1 The works hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of detailed drawings, elevations and sections (Scale 1:20 and 1:5) of the following parts of the development:

- (i) lightwell rooflight;
- (ii) vent grille to lightwell;
- (iii) new and altered windows;
- (iii) all new joinery, including doors;
- (iii) ramp and glass screen to no. 4 John Adam Street, including all points of fixing to existing fabric;
- (iv) detail and fixings of glazed screen to window cloakrooms;
- (v) new stair extension, fixings to rear elevation and door to coffee house;

- (vi) elevation and detail of freestanding catering kitchens within the vaults, showing no fixings to brickwork;
- (vii) hellerup stair demonstrating no impact on historic fabric.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 You must not disturb existing original floorboards unless changes are shown on the approved drawings. (C27MA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 8 You must not disturb existing original brickwork within the vaults unless changes are shown on the approved drawings. (C27MA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 9 All new extract ducting within the vaults shall use existing routes and voids and no new penetrations within the brickwork shall be formed.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 10 You must remove all redundant plant and equipment from the building before you begin the approved use. (C26VA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme: vent to be formed in cast painted metal and reduced to the minimum size necessary. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 12 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 13 All new and altered windows shall be formed of painted timber, single glazed and detailed to match the existing.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Adelphi Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

### Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.1-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
- \* any extra work which is necessary after further assessments of the building's condition;
  - \* stripping out or structural investigations; and
  - \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.