

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	35 - 43 Lincoln's Inn Fields, London, WC2A 3PP.		
Proposal	Partial demolition, refurbishment and redevelopment of the Royal College of Surgeons (Barry Building: 39-43 Lincoln's Inn Fields) to provide new accommodation for the College (Class D1); including alterations at roof level and a new building comprising 2 levels of basement, ground and six upper floors, set behind the retained front façade and front range of the Barry Building. Installation of associated plant and equipment; alterations to the front forecourt of the building to provide level access and cycle parking; and associated works.		
Agent	Gerald Eve LLP		
On behalf of	The Royal College of Surgeons		
Registered Number	16/09110/FULL and 16/09111/LBC	Date amended/ completed	21 September 2016
Date Application Received	21 September 2016		
Historic Building Grade	II Star		
Conservation Area	Strand		

1. RECOMMENDATION

1. Grant conditional permission including a Grampian Condition to mitigate the shortfall of the development's on-site carbon reductions.
2. Grant conditional listed building consent.
3. Agree the reasons for granting conditional listed building consent as set out in informative 1 of the draft decision letter.

2. SUMMARY

The Royal College of Surgeons (RCS) occupies the interconnected Barry and Nuffield buildings on the south side of Lincoln's Inn Fields. The RCS no longer consider that the buildings in their current form serve either their current or future needs due to factors including the inefficient layout, level of upkeep required and the visitor experience offered by the Hunterian Museum.

The intention is to provide a new Headquarters building on the site of the Barry building, while retaining the front range of rooms and demolishing the rear part of the building largely constructed in the 1950s following severe WW2 bomb damage. The Nuffield building would then be sold/leased to another occupier whilst the RCS functions are consolidated into the new Barry building.

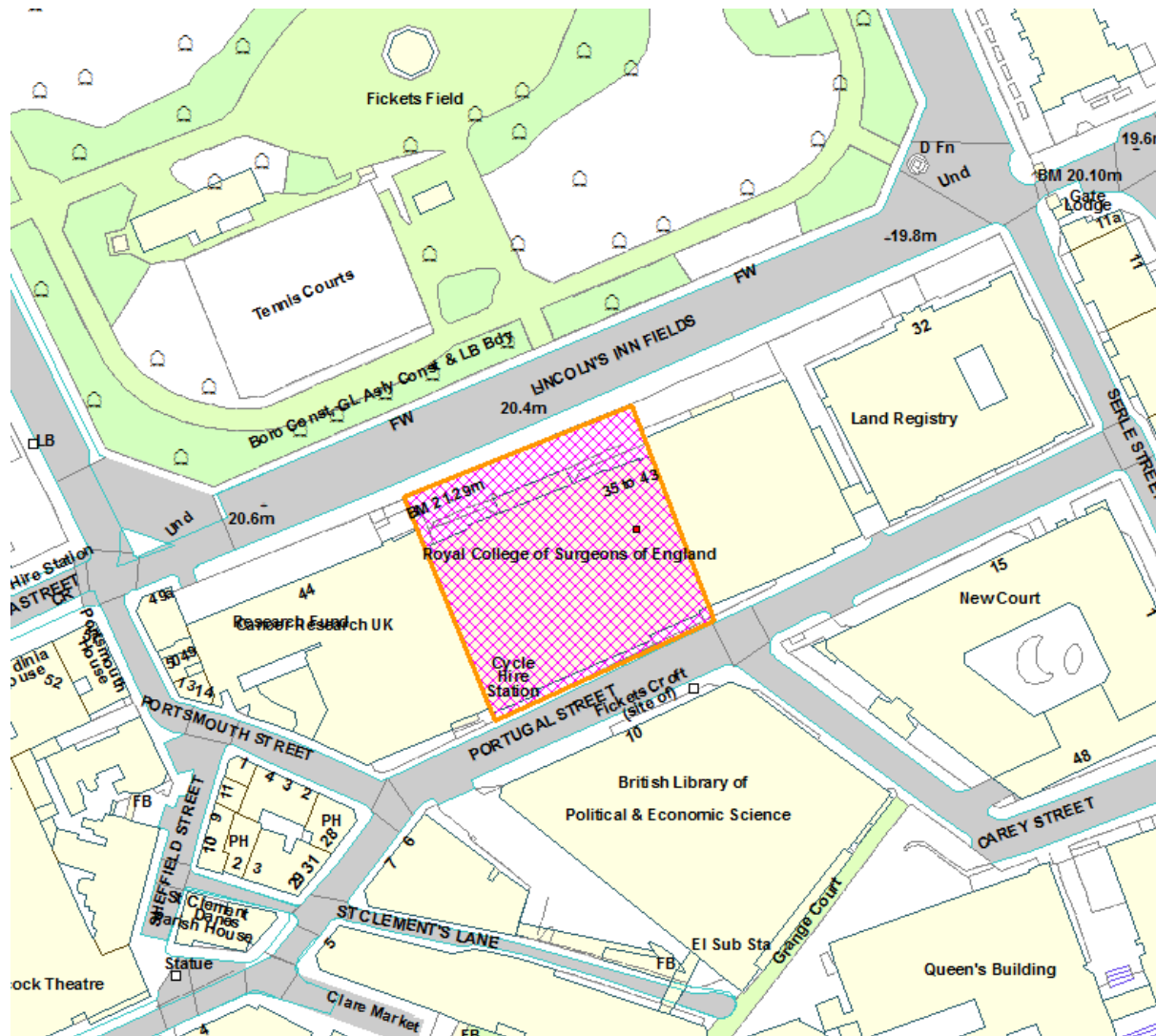
Objections have been received from national conservation bodies including the Twentieth Century Society, the Georgian Group and the Victorian Society as well as some Members of the RCS itself. Historic England support the proposals.

The key considerations are as follows:

- The impact of the proposed demolition, other alterations and new build on the special architectural or historic interest of the listed building;
- The impact of the proposed demolition, other alterations and new build on the character and appearance of the Strand Conservation Area.
- The design of the replacement building;
- Whether the scheme's public benefits would significantly and demonstrably outweigh any identified harm to the heritage assets.

Whilst it is acknowledged that there will be some harm caused to the listed building, it is judged to be less than substantial. There is considered to be sufficient public benefit which outweighs the harm caused. It is not considered on this occasion that the objections to the loss of historic fabric and impact on the building are sustainable. The application is recommended for approval subject to the conditions as set out in the draft decision letters.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



Long view from Lincoln's Inn Fields



Barry Building

5. CONSULTATIONS

HISTORIC ENGLAND

No objection – authorisation received to determine as seen fit.

HISTORIC ENGLAND (ARCHAEOLOGY)

No objection subject to conditions.

TWENTIETH CENTURY SOCIETY

Objection – the substantial harm caused to the heritage is not justified. The post war reconstruction and restoration of the bomb damaged areas was done at a time when resources were scarce and the restoration showed great attention to detail and incorporated historic fabric where possible. The redevelopment would see the destruction of two important chapters in the Institution's history – Barry's concept and the skill of it's post war restoration.

VICTORIAN SOCIETY

Objection – stripping out the stair hall would undo the careful and admirable work carried out in the 1950s, stripping the Grade II* listed building of a layer of its interest. The impact of such extensive demolition, particularly of the stair hall, would be both major and detrimental. Consider the public benefits to be minimal.

GEORGIAN GROUP

The demolition of the existing staircase and inner vestibule cause an unjustifiable level of harm to the building without a clear demonstration that other options are not viable.

COUNCIL FOR BRITISH ARCHAEOLOGY

Any response to be reported verbally.

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

LONDON BOROUGH OF CAMDEN

No objection.

CITY OF LONDON

No comment.

TRANSPORT FOR LONDON

Objection on the basis of the provision of too little cycle parking.

WESTMINSTER SOCIETY

Support the proposals - the retention of the front facade of the Barry Building is to be welcomed as are the access improvements. The proposals have to be viewed in the light of the extensive wartime damage to the site and these proposals would serve to enhance the work undertaken by the Royal College.

CLEANSING

Whilst the waste management strategy is good, the applicant must revise the basement plan to show separate secure clinical waste storage and restaurant waste.

ENVIRONMENTAL HEALTH

No objection in relation to the proposed plant, air quality report or construction management plan, subject to the City Council's standard conditions.

HIGHWAYS PLANNING MANAGER

The provision of lockers for foldable Brompton style cycles is not supported. However the overall cycle parking provision is just about sufficient. Request a servicing management plan.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 86

Total No. of replies: 6

No. of objections: 6

No. in support: 2

Objections received on the following grounds:

Impact on historic building

- The rebuilt elements of the buildings following war damage are worthy of preservation and should not be demolished.
- The alterations and demolition proposed are without any public benefit.
- The building is held in great esteem by surgeons worldwide and the current plans are 'close to vandalism'.
- The current building including the 1950s reconstructed elements offers an "integrated architectural masterpiece which has given us a versatile and prestigious headquarters to allow us not only to demonstrate our heritage and history but also carry out the ceremonial, administrative, professional and social functions of the College".

Other

- The loss of the crystal gallery in the Hunterian Museum – this element has only been open since 2004 and is a major contributor to the success of the museum.
- The loss of the education facilities is also unnecessary as they have only been operational for 5 years.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

RE-CONSULTATION FOLLOWING REVISIONS TO STAIR COMPARTMENT, ROOF EXTENSION AND LANDSCAPING

COUNCIL FOR BRITISH ARCHAEOLOGY (London and Middlesex Archaeological Society)

Object to the removal of the Barry stair and the re-ordering of some major spaces

ANCIENT MONUMENTS SOCIETY

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY

Any further response to be reported verbally.

GEORGIAN GROUP

Any further response to be reported verbally.

VICTORIAN SOCIETY

Any further response to be reported verbally.

HISTORIC ENGLAND

Any further response to be reported verbally.

6. BACKGROUND INFORMATION

6.1 The Application Site

The RCS occupies the Barry Building and Nuffield Building on the south side of Lincoln's Inn Fields, with a rear façade to Portugal Street. The Barry building is Grade II star listed. It is internally linked to the adjacent unlisted Nuffield Building. The site is within the Strand Conservation Area and is close to the borough boundaries with the London Borough of Camden and the City of London. The Bloomsbury (Camden) and Chancery Lane (City of London) Conservation Areas are adjacent / close to the application site. This application relates to the Barry Building only.

The Barry Building comprises two levels of basement, ground floor and six upper storeys. It has been the subject of extensive rebuild and alterations behind the front range of rooms during the 1950s as a result of bomb damage during the second world war.

The site includes the internationally renowned Hunterian Museum, which is currently located on the first floor.

In terms of the surrounding area, the building immediately to the west has recently been acquired by the LSE (formerly occupied by Cancer Research UK), and the building immediately to the east is also occupied by the LSE (formerly the Land Registry). To the rear of the site, on Carey Street, is a development site currently under construction to provide up to 202 flats.

6.2 Relevant History

The principal building of the RCS, the Barry Building, was originally built for the then recently formed College in 1806-13, designed by George Dance the Younger. It has acted the College's home ever since, and this is an important element of the site's

historic significance. The main façade is now in two parts – the western section (Barry Building) comprises a stone/stucco façade with a central portion redesigned by Charles Barry (c. 1833) incorporating the partially rebuilt portico by Dance, and a later (late 19C) wing by Stephen Salter. There were further alterations and additions to this facade during the 1930s.

Following extensive bomb damage in 1941, only the front range of the Barry building remained intact. The remainder of the site was redeveloped in the 1950s and 60s – the Nuffield building was completed in the mid-1950s, followed by the rear sections of the Barry building. The postwar reconstruction was designed by Alner W Hall with Sir Edward Maufe.

The most recent permissions over the last 10 years have largely related to improving level access to the Barry building, new plant rooms and small infill extensions. Amongst these, 12/06327/FULL and 12/06328/LBC were approved in October 2012 for a new disabled access ramp to the front of the building. This is of some relevance to this current application, in relation to the acceptability of the ramp which forms part of this application.

7. THE PROPOSAL

The key element of the proposal is the demolition of the post war sections of the Barry building behind the retained front range of historic rooms. A new building comprising ground, two basement levels and seven upper floors is arranged around a central atrium and new main staircase. The retained front range, including the historic library, reading rooms, entrance hallway and front façade would be repaired and refurbished. A new roof storey is set back from the front elevation and replaces the existing. The proposed elevation to Portugal Street provides a more active street frontage, and the Hunterian Museum and a new café are relocated to the ground floor with direct access from Portugal Street. The historic main entrance onto Lincoln's Inn Fields would remain a primary formal entrance to the building, acting as a central axis through the building with the new atrium and Portugal Street entrance.

The proposals consolidate the RCS accommodation, consolidating the core uses and functions of the RCS into only the Barry building, and would enlarge the Hunterian Museum in a new, more prominent and easy to access ground floor location. In order to undertake the works, the RCS will move all of its activities to the Nuffield Building; the Barry building will then be redeveloped and the RCS will move back following completion. The Nuffield building will then be vacant, and sold/leased to another party to help fund the redevelopment.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Background

The "Royal College of Surgeons in London" was established in 1800 and accommodated in the building at Lincoln's Inn Fields, completed in 1813. The building was constructed to house John Hunter's Museum, the Library, lecture theatre and Court of Examiners Room. The Royal College of Surgeons of England (RCS) is a professional membership

organisation and registered charity, it's mission is to advance surgical care for the benefit of patients and the public. It has around 20,000 members in the UK and internationally and supports them by improving skills, knowledge, developing policy and guidance. It provides courses and examinations for surgeons. It also acts as a custodian for the Hunterian Museum collection, library and archives (designated by Arts Council England as being of international scientific and cultural significance).

The RCS contains many functions within the Barry and Nuffield buildings. These are primarily educational facilities including lecture theatres, surgical teaching rooms, a mortuary, library, archives, conference facilities and offices for the RCS and associated professional institutions. The Hunterian Museum is open to the public, located at part first and second floors. There is also a publicly accessible café at basement level. Some overnight accommodation and a gym is contained in the Nuffield building at part ground to fourth floors – this has evolved from the student accommodation provided in what was known as the Nuffield College of Surgical Sciences when it was completed in the 1950s. The overnight accommodation is still used by RCS members, but the college states there is now significantly less need for this as students and researchers receive most training from universities and hospital trusts rather than from the college; there is also more limited demand for external residential courses that were previously provided.

The college consider 1950s/60s structures to be inefficient and do not serve their needs very well; they are expensive to run and maintain. They state that they are now in a position where the key RCS functions can be accommodated in one modern, efficient building. Essentially, with a redeveloped and restored Barry building, the Nuffield building is surplus to requirements.

The compromises and inefficiencies presented by the current buildings are well understood and evident from any site inspection. Floorplates are at different levels, circulation is inefficient and confusing, there is single glazing and little insulation. There is a shared delivery facility for goods and cadavers.

The RCS are clear in their application submissions that they cannot continue operating as existing over the two buildings without significant change. The RCS board of trustees has explored several options in terms of future accommodation, including moving out of London. Their preferred option is to remain in the Barry building (thus keeping the historical association with the site), retaining the front range and redeveloping the rear part of the building to form a modern headquarters.

Proposed layout

The front range of the Barry building will retain the library as existing at first and second floors, along with the RCS Archive and offices. Education facilities (exam rooms/lecture theatre/surgical skills centre) are consolidated at sub-basement, basement and first floors. Office space is located at second to fifth floors. The central atrium provides flexible space and break out areas; there is a conference facility at sixth floor level with a small roof terrace to the Lincoln's Inn Fields elevation. The Hunterian Museum and café are located at ground floor level and will provide a highly visible presence on the Portugal Street elevation.

In terms of access to the Hunterian Museum Collection during construction, the RCS states that it will appoint a partner museum that is itself internationally renowned

(although there is no confirmation of the identity of the organisation), where a significant proportion of the Hunterian Museum collection will be stored. The applicant states that there are items within the Hunterian Collection that are very sensitive from a human tissue perspective or are too fragile to move which will remain in storage within the Nuffield Building until they can be installed within the new building. Similarly, the intention is for the library and archive collections to be stored during construction works in an alternative specialist library.

The existing/proposed floorspace is set out below:

GEA of the Barry and Nuffield building as existing = 25,537 sqm with a net internal area of 12,758 sqm

GEA of the retained Barry building including new build = 16,337 sqm with a net internal area of 10,957 sqm.

Although in absolute terms, there is a loss of floorspace to the RCS, there is no overall loss of education/institutional use in planning terms as the Nuffield Building remains albeit with a different owner or occupier.

The RCS is a renowned national and international institution containing both educational and cultural functions – such uses are afforded protection under S27 and S34 of the City Plan, COM6 and SOC 1 of the UDP. Policy SOC 3 of the UDP is supportive of the provision of new educational facilities.

The continued use of the building by the RCS as its original commissioning organisation is a notable part of its historic significance, and the continued presence of the RCS in the Barry building is welcomed. The alterations to the layout of the publicly accessible facilities (Hunterian Museum and café) are considered to be an improvement over the current layout; they are larger and certainly more 'public facing', providing more animation to the Portugal Street façade. They provide significant public benefit.

Objectors are concerned over the replacement/loss of more recently completed areas of the building including the Crystal Gallery within the Hunterian Museum and the education suite that has only recently been operational. These concerns are well understood given that at the time they were significant projects for the RCS. However, these areas of the building are not protected in planning terms given that no change of use to the building is occurring and there is no historic significance attached to these modern additions.

8.2 Townscape, Heritage and Design

Legislation and Policy

The relevant legislation, policy and guidance which applies to a proposal of this nature is extensive and has been explained to Committee in the past in relation to other major heritage applications, but it is considered worthwhile to re-state some of the key legislative requirements, and some of the key policies and guidance which are relevant to this case as follows.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 of the same Act states that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72 of the same Act states that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

In terms of the NPPF the key considerations are addressed in Chapter 12 with paragraphs 133 and 134 specifically addressing the issues of harm to designated heritage assets.

Policies S25 and S28 of our City Plan are strategic policies which recognise the importance of Westminster’s historic townscape and the need to conserve it, and require exemplary standards of sustainable and inclusive urban design and architecture.

Policy DES1 of our UDP sets out principles of urban design and conservation to ensure the highest quality in the form and quality of new developments in order to preserve or enhance the townscape of Westminster.

Policy DES 9 of the UDP aims to preserve or enhance the character or appearance of conservation areas and their settings.

Policy DES 10 of the UDP seeks to ensure that planning permission is not granted for proposals which have an adverse impact on the setting of listed buildings.

Policy DES 12 of our UDP seeks to protect the integrity and appearance of Parks, Gardens and Squares. This includes protecting existing views out from parks.

The significance of the existing, and the impact of its partial demolition

Being a Grade II* listed building within a conservation area, the special architectural and historic significance of the site and the positive contribution that it makes to the character and appearance of the conservation area must, as set out above, be given special consideration and great weight when determining applications affecting the site or its setting. What this means in effect is that development proposals which would harm the listed building’s architectural or historic significance, or that of the conservation area, may only lawfully be permitted if significantly and demonstrably outweighed by public benefits which would be secured by the development proposed. The greater the harm caused, the greater and more definitive the benefits must be.

The special architectural and historic significance of the listed building is almost completely contained within the front range of the building, which is all that was left standing after the wartime bomb. This section of the building is of very high architectural and historic interest, and is proposed by the application to be preserved complete, including a comprehensive scheme of repairs (which can be secured by condition). The alterations proposed to this part of the building relate mainly to the abutment with the existing rear part which would be demolished, and afterwards with the new building, which is discussed below in relation to the proposed demolition and new build proposals.

Also proposed to this part of the building is a new entrance ramp to the front portico. Planning permission and listed building consent were granted in 2012 for a new ramp spanning the lightwell to the right of the portico (RN: 12/06327/FULL and 12/06328/LBC). This is however only given limited weight because, not only have the consents since expired, but it was granted at a time when the site's overall re-development, as is now proposed, was not for consideration and as such this appeared to be the only option for providing any level access to the building. The current development provides alternative means of access from the new Portugal Street entrance (which will be in effect become the most regularly used by the public) and as such the circumstances for consideration are now very different.

The manner in which the new proposal would stand in front of the original front lightwell railings and would project forwards of the front of the portico, encroaching into the open spatial character of the front yard, would harm the significance of the building's principal elevation. An amending condition for alternative means of providing level access to this side of the building is therefore recommended, and has been accepted by the applicant in principle. Whilst the importance of equal access is given significant weight, the relevant Building Regulations and legislation make it clear that heritage impacts can be grounds for providing a sub-optimum arrangement, such as concealed platform lifts, or limited accessibility on this side of the building given that the new Portugal Street façade would have a very good level of accessibility.

At roof level, a new roof extension is proposed to replace the existing poorly designed modern mansard which sits behind the main bottle balustrade parapet, providing a new function space for the college overlooking Lincoln's Inn Field. The size and form of this extension is considered to be acceptable, and would not unacceptably alter the silhouette of the building. Its design is however considered to be too dominated by glass, which would risk visually harmful levels of daytime reflectivity and night-time illumination which would harm the appearance of the façade, particularly from high or more distant viewing points. Whilst the applicant has stated this would have minimal visibility from the ground, this is not fully accepted due to the amplifying effects that glass reflections and illumination can have, particularly through a visually permeable parapet line, in an area not characterised by large areas of high level glazing or illumination. An amending condition is therefore recommended to seek further amendments to this design, towards a more solid mansard-like appearance, less dominated by glazing.

The bomb damage received by the building during WW2 effectively destroyed the rear sections of the Barry Building, and as a result those sections were completely rebuilt following the war.

In doing this, the central lobby and main ground to first floor staircase were rebuilt to closely replicate Barry's original designs, but the central rear entrance from Portugal Street, through which the public would have entered to view surgery as 'theatre'.

The rebuild was not, as implied by some of the received objections, exemplary in terms of new construction quality and was in fact very limited in terms of the quantity of original fabric re-used, including the staircase which is otherwise the best of the attempts at replicating Barry's designs. Upon closer inspection it becomes evident that these sections are a replica ensemble and possess no real historic character – only architectural character. Despite these limitations, the central lobby and staircase do preserve the relationship and means of access between the ground floor entrance and the first floor library, and so hold some historic value in terms of how they tell the story of the building and Barry's architectural ensemble of principal rooms. The proposed demolition of the central lobby and staircase will represent some loss of architectural and historic significance, causing some harm to the special architectural and historic interest of the listed building.

The rest of the rear part of the building was rebuilt to a new design and layout of mixed architectural quality. There are some rooms on the ground floor towards the back of the building of good architectural quality, namely the Council Room, and two interlinked Committee Rooms. These contain good 1950s panelling (not Barry panelling as implied by some objectors) and some historic fireplaces salvaged from the bomb damage. These rooms are considered to contribute some low to moderate architectural value to the overall listed building, but are not of such interest that they would deserve listing in their own right. They would however justify being salvaged in part or whole, with the panelling and fireplaces reused as part of the site's redevelopment.

The rest of the 1950s building, including the Lecture Theatres, surgical education facilities and back-of-house offices are of no architectural or historic significance, some of them dating from as recently as the 2000s. In fact, the building suffers from a poorly laid out plan, which is not only functionally limiting for the College but also severely prejudices the qualities of the better rooms to such a degree that it becomes evidently of very little overall architectural significance.

The applicant's current demise also includes the Nuffield Building to the east of the Barry Building, which was built as part of the postwar rebuild and was designed by the same architects. During the course of the application process it was accepted by Historic England that, whilst it is internally linked to the Barry Building, it does not form a part of the Grade II Star listing of the College and is therefore not listed. The applicant does however propose to salvage some elements of the Nuffield Building which were retrieved from the wartime damage and/or are part of the College's collection of artefacts.

Summarising the above paragraphs regarding the proposed demolition work, whilst both the rear part of the Barry Building and the Nuffield Building were designed by an architect team of relative postwar note, they are not considered to be a good example of their work, nor otherwise of 'special architectural or historic interest' in their own right. The 1950s work does contribute some positive elements to the story of the site, and is in parts of good architectural quality in its own right, but its demolition is considered in principle to be acceptable subject to the comparative merits of the proposed

replacement construction and alterations to the retained historic parts, and also subject to a condition securing the salvage and reuse of key items within the new and retained parts of the building.

The new design

The design of the proposed new rear part of the building is the result of a detailed design exercise by the College's architects. It is designed to combine the college's various functions for the future, including significantly an enlarged and much improved position and layout of the Hunterian Museum, which will now be more evidently a focus of the site. The design of the proposed rear façade is considered to be of a very high quality of architecture in its own right, and one which relates to the site's history through the reintroduction of a public entrance onto Portugal Street, and through the spacing of bays. Whilst an overtly modern design its proportions are a sound interpretation of architectural principles, and the proposed materiality would give good individuality and create a new second identity and public face to the site. The scale of the façade is large, but is consistent with the existing and emerging local context. Its scale and bulk would be suitably adapted across the plan of the site to avoid presenting above the roofline of the original façade when viewed from Lincoln's Inn Field.

Internally the new atrium would be a notable expansion upon the existing central lobby space and so does not fully compensate for the loss of intimacy that would be caused by this departure in character. Similarly, the historic relationship between the main entrance lobby and the first floor library, whilst in a very similar position and layout, would also lose some of the intimacy and spatial character which characterises this part of Barry's design. This is harmful but is partly mitigated by the introduction of a new modern design of staircase which repeats the same classical proportions, shape and prominence as the existing, but interpreted to a good new design. Whilst this does not completely mitigate for the loss of the existing replica of Barry's staircase, it does provide partial compensation for it, and will be in itself a new feature of significant architectural quality, individual to the College.

Conservation / design balance

When considering the overall effects of development on a heritage asset it is necessary to consider the balance between positive and negative effects, in order to reach an overall conclusion of whether the scheme is harmful, neutral or beneficial. The overall planning balance is discussed later in this report.

Aside from those which are proposed to be resolved through amending conditions, the proposal's negative effects on the significance of the listed building can be summarised thus:

- The loss of the rebuilt main staircase and central lobby;
- Some 'decompression' of the historic relationship between the main entrance and first floor library;
- The loss of the 1950s Council Room and Committee Rooms.

These effects have no impact on the conservation area as they are all internal. There is therefore no harm caused to the conservation area.

The positive, mitigating or compensatory effects of the proposals can however be summarised as follows:

- Preservation and reinforcement of the College's and the Museum's future use of the site;
- Introduction of an improved quality of architecture towards the rear of the site, including internally when compared to the 1950s work;
- Positive relationship between new and old, particularly around the new main staircase compartment;
- Comprehensive refurbishment of the retained historic parts of the site;
- The reuse of key historic internal features and the best of the 1950s work within the new development.

These positive effects relate both to the listed building, and to the conservation area.

Taking into account the mitigating and compensating effects that the positive aspects noted above, it is considered that the proposals overall would still cause some harm to the significance of the listed building; under the terms of the NPPF (see above) this would not exceed 'less than substantial' harm, and must therefore be considered against Paragraph 134 (the balance between less than substantial harm and the wider public benefits of the scheme).

The proposals are considered to cause no harm to the significance of the conservation area, or of other nearby heritage assets such as adjacent conservation areas or nearby listed buildings, other than in terms of the contribution which the appearance of the College façade makes to the setting of Lincoln's Inn Fields (Bloomsbury Conservation Area, Camden) and which can be resolved through the proposed amending condition for the roof extension and means of providing level access.

8.3 Residential Amenity

Policy ENV13 of the UDP relates to protecting amenities, daylight and sunlight, and environmental quality. Policy ENV 13 (D) states that the City Council will resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Policy ENV 13 (E) goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.

Sunlight and Daylight

The City Council generally has regard to the standards for daylight and sunlight as set out in the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' (as revised 2011). The applicant's consultant Point 2 has carried out the necessary tests using the methodology set out in the BRE guidelines on the nearest residential properties at 48 Carey Street. The assessment considers the impact of the development on the vertical sky component (VSC) and daylight distribution available to windows in these properties. Sunlight is also assessed.

The results in the report show that there will be some minor alterations to the levels of daylight received, but any losses to both daylight and sunlight are within the 20% tolerance allowed for by the BRE guidelines and as such are not considered to be a material impact.

Sense of Enclosure

The replacement building fronting Portugal Street is very similar in bulk to the existing building. It is not considered that the small increase in bulk will have any material impact upon the 'sense of enclosure' experienced by any nearby residents facing the site.

Privacy

The proposed elevation to Portugal Street contains a high degree of glazing although the elevation itself is no closer to other properties than existing. Despite the new glazing, it is not considered that the relationship with neighbouring buildings would afford an unacceptable degree of overlooking to sensitive windows.

The application is considered to have an acceptable impact on the amenity of surrounding properties, and accords with S28 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

Car Parking

Limited car parking exists within the Lincoln Inn Field forecourt area. The proposal rationalises this to improve the entrance and accessibility for all users. The reduction in car parking for non-residential uses is supported by TRANS21 and TRANS22 and welcomed.

The site is also within a Control Parking Zone which means anyone who does drive to the site will be subject to those controls. The impact of the change of use on parking levels will be minimal.

Cycle Parking

A proposed 86 cycle parking spaces are located within the basement. 36 cycle lockers for folding bicycles would also be provided on each of the 4 office floors – storage for folding cycles is not counted towards overall cycle provision in terms of our policy. Cycle parking must be suitable for use by all types of bicycle, in addition to being secure, accessible, weatherproof and within the development site. This type of proposed provision limits future occupiers to owning folding bikes which is unrealistic and restrictive. Despite this, broadly the quantum and quality of the basement cycle parking is considered acceptable for this specific proposed use.

The provision of cyclist support facilities, including lockers and showers, is welcomed. The provision of short stay cycle parking within the forecourt area is welcomed.

Servicing

S42 and TRANS20 require off-street servicing. An off-street servicing area is provided, which the applicant indicates can accommodate up to refuse vehicles. This provision is welcomed.

Vehicles will have to reverse into the loading bay. This is considered acceptable, given the existing highway layout and proposed levels of servicing.

Given the layout of the off-street servicing bay, level of servicing and mix of types of uses within the proposed building, it is recommended that a Servicing Management Plan is developed and secured. This will minimise the impact on other highway users (including pedestrians).

A SMP should identify process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised, in this case.

8.5 Economic Considerations

The economic benefits generated are welcomed.

8.6 Access

The new building and refurbished front range would be fully accessible to those with disabilities, with level access proposed as part of the scheme in accordance with Policies TRANS27 and DES1 in the adopted UDP.

8.7 Other UDP/Westminster Policy Considerations

Plant

New plant is located at roof level. Environmental Health officers have reviewed the acoustic report supplied with the application, and consider that the plant is likely to be able to operate within acceptable noise limits given the proximity of other noise sensitive windows. It is recommended the standard noise conditions are attached.

Refuse /Recycling

Policy ENV12 requires the provision of suitable facilities for waste storage and recycling in new developments. Refuse storage is provided at basement level and the detailed layout has been revised in response to the comments of the Cleansing officer. The storage will be secured by condition.

Landscaping

Some alterations to the forecourt fronting Lincoln's Inn Fields are proposed, largely to accommodate disabled parking and level access arrangements. The associated hard and soft landscaping is considered to be a significant improvement over the current appearance of the forecourt. A condition is recommended requiring the landscaping to be completed within one planting season of completing the development.

Sustainability

Policy 5.2 of the London Plan refers to Minimising Carbon Dioxide Emissions and states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiently
3. Be green: use renewable energy

City Plan Policy S40 considers renewable energy and states that all major development throughout Westminster should maximise on-site renewable energy generation to achieve at least 20% reduction of carbon dioxide emissions, and where feasible, towards zero carbon emissions, except where the Council considers that it is not appropriate or practicable due to the local historic environment, air quality and/or site constraints.

The applicant has submitted an energy strategy setting out the measures incorporated into the proposed development in the context of sustainable design principles.

In terms of addressing the GLA's 'energy hierarchy', the applicant commits to maximising the energy performance through passive measures within the design including insulation and high performance facades to the new build, with additional insulation where appropriate on the listed structure, along with secondary glazing.

In terms of how energy is provided to the site, it is proposed to use a gas fired combined heat and power system.

The energy strategy has explored various options for the use of renewable technologies. It is proposed to use an array of photovoltaic panels at roof level. If the measures described above are implemented, then the applicant states there will be an overall carbon saving of 29% over baseline carbon emissions per year.

Even with the CHP and renewable technologies, the development fails to achieve the target set out in the London Plan. Policy 5.2 of the London Plan states:

“The carbon dioxide reduction targets should be met on-site. Where it is clearly demonstrated that the specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere”.

It is therefore appropriate in this case to secure a carbon-offset contribution which the City Council's energy officer has advised should be £29,520.

The development is targeting BREEAM 'excellent'.

Air Quality

The applicants have submitted an air quality assessment. It identifies short term impacts from construction (dust/particulates) which can, to a degree, be managed. In the longer term, the impact of energy plant emissions is likely to be negligible. Environmental Health officers are satisfied with the conclusions of the report and as such the development is in line with policy S31 which seeks to minimise static and traffic based sources of air pollution in developments.

8.8 London Plan

The application is not referable to the Mayor of London under the provisions of the Town and Country Planning (Mayor of London) Order 2008.

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

On 06 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the following three tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of the development; ensure the development complies with policy requirements within the development plan; and if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures that the overall delivery of appropriate development is not compromised.

From 06 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 06 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

Westminster's Community Infrastructure Levy (CIL) came into effect on 1 May 2016. This means any planning decision on or after 1 May 2016 will be liable to Westminster CIL *and* the Mayor of London's CIL.

The proposed use is non-chargeable under Westminster CIL. Under Regulation 43 of the CIL Regulations, development by charities for charitable purposes is exempt from Mayoral CIL providing various conditions set out in the Regulations are met. Under normal circumstances, the application of this floorspace would prompt a Mayoral CIL payment of approximately £157,000. It is up to Westminster as collecting authority to make a decision regarding its status under Regulation 43.

It is recommended that a Grampian style condition is used to require a scheme to offset the development's shortfall in relation to the carbon saving requirements of policy 5.2 of the London Plan.

8.11 Environmental Impact Assessment

It is not considered that the proposal warrants an Environmental Statement (ES) under the EIA Regulations (2011). The applicant has submitted various studies relating to the principal environmental issues raised by the development. The issues raised can reasonably be dealt with by conditions attached to the permission. The principal environmental effects requiring further clarification or work through conditions and mitigation are outlined in paragraph 8.7.

8.12 Other Issues

Basement excavation

The proposals involve the excavation of a larger sub-basement than currently exists. The applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage. The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred.

The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

Construction impact

A condition is recommended to protect the amenity of the surrounding area by ensuring that core working hours are kept to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00

on Saturday. The condition states that noisy work must not take place outside these hours except as may be exceptionally agreed by other regulatory regimes such as the police, by the highways authority or by the local authority under the Control of Pollution Act 1974.

The City Council's Code of Construction Practice and associated Environmental Inspectorate have been developed to mitigate against construction and development impacts on large and complex development sites. The new Code of Construction Practice was adopted in July 2016 and the applicant is required to sign up to it. Compliance is monitored by the Environmental Inspectorate. A condition is recommended requiring the applicant to provide evidence of compliance with the CoCP before starting work.

The LSE (who own 44 Lincoln's Inn Fields and intend to redevelop at a similar time to the RCS) are concerned over potential construction impacts and the effect on their own development at No. 44 and their wider student body.

Archaeology

In line with Policy DES11, an archaeological mitigation strategy has been prepared and agreed in principle with officers and English Heritage. The archaeological investigation can be secured by condition.

Length of planning permission

The applicants have requested a 5 year permission (the usual time a planning permission remains extant is 3 years). The applicant's justification for this is that this time is needed to ensure sufficient funding is in place to implement the project. Given the charitable status of the RCS and complexities of the project, on this occasion it is considered appropriate to issue a five year permission.

8.13 Conclusions

As set out above, it is acknowledged there is some harm to the listed building as a result of the proposed development. This harm is, however, judged to be 'less than substantial' and the wider public benefits of the scheme are considered to have been well demonstrated to significantly outweigh this harm. These benefits include the retention and restoration of the original Grade II star Barry building and the provision of a well-designed efficient headquarters building with good environmental performance. The proposals enable the RCS to continue to function from this site at the heart of a cluster of teaching hospitals/research institutions, whilst retaining their historic connection with the site which is a significant benefit by itself. The Hunterian Museum is increased in size and moved to a far more prominent, 'public facing' position at street level, along with the café accessed directly from Portugal Street. The servicing from Portugal Street is significantly improved with a new street level servicing area within the curtilage of the building. There is also landscaping and new visitor cycle parking provision to the Lincoln's Inn Fields forecourt.

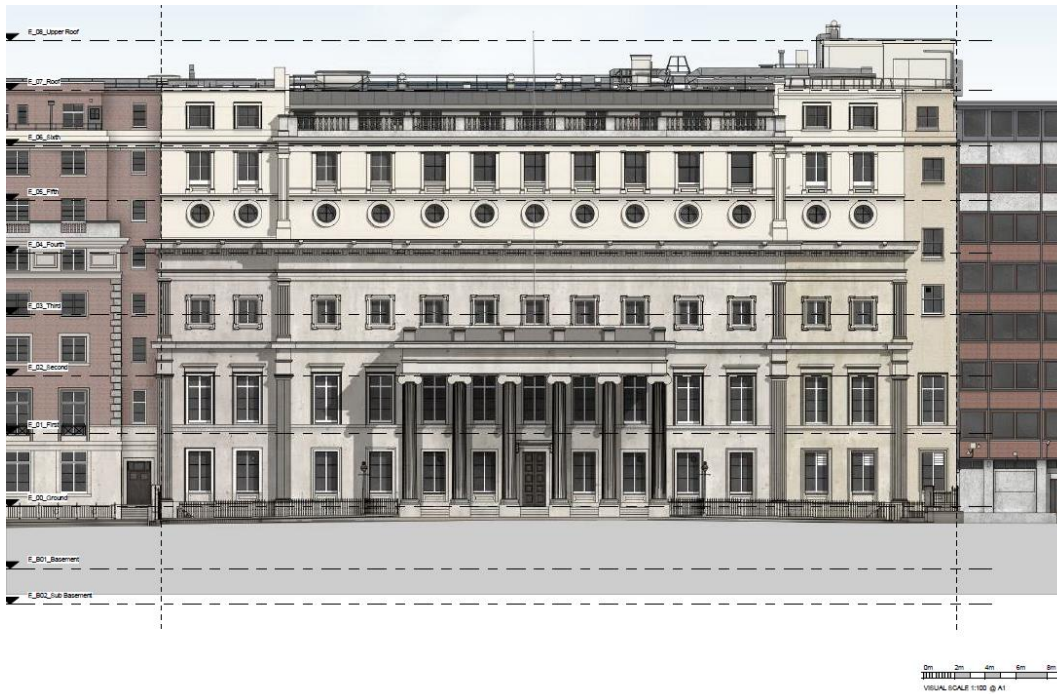
The application is therefore considered acceptable in the context of the NPPF (in particular paragraph 134), the London Plan and Westminster's planning policies, subject to the conditions as set out in the draft planning and listed building decision letters.

9. BACKGROUND PAPERS

1. Application form.
2. Response from Westminster Society dated 4 October 2016.
3. Response from Transport for London dated 5 October 2016.
4. Response from Environmental Health dated 6 October 2016
5. Memorandum from Cleansing dated 10 October 2016.
6. Letter from the City of London dated 11 October 2016.
7. Letter from Historic England, dated 13 October 2016.
8. Letter from Historic England (Archaeology) dated 20 October 2016.
9. Memorandum from the Highways Planning Manager dated 21 October 2016.
10. Letter from the Twentieth Century Society dated 24 October 2016.
11. Letter from the LSE dated 31 October 2016.
12. E-mail from the Georgian Group dated 8 November 2016.
13. E-mail from the occupier of 61 Lincoln's Inn Fields, dated 8 November 2016.
14. Letter from London Borough of Camden dated 10 November 2016.
15. Letter from the Victorian Society dated 16 November 2016.
16. E-mail from the London and Middlesex Archaeological Society dated 13 December 2016.
17. Objection from the occupier of 79 Graham Road, Malvern dated 19 December 2016.
18. Objection from the occupier of Seatonden Ickham Canterbury dated 19 December 2016.
19. Objection from the occupier of 47 Red Lion Street, London dated 21 December 2016.
20. Objection from the occupier of Springfield House, Rise Road, Skirlaugh, Hull dated 22 December 2016.
21. Objection from the occupier of 1 Kern Terrace, Stratford Upon Avon dated 5 January 2017.
22. Objection dated 5 January 2017 (address unknown).
23. Letters from Gerald Eve dated 30 November 2016 and 5 January 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



Existing Lincoln's Inn Fields elevation

100 St. John Street
London EC1V 4JZ
info@hawkinsbrown.com
hawkinsbrown.com

**Hawkins
Brown**

Project
Royal College of Surgeons of
England
39-43 Lincoln's Inn Fields

Drawing
North Elevation - Existing

Scale @ A1
1 : 100

Date
21.09.16

Drawn By
KKS

Checked By
AW

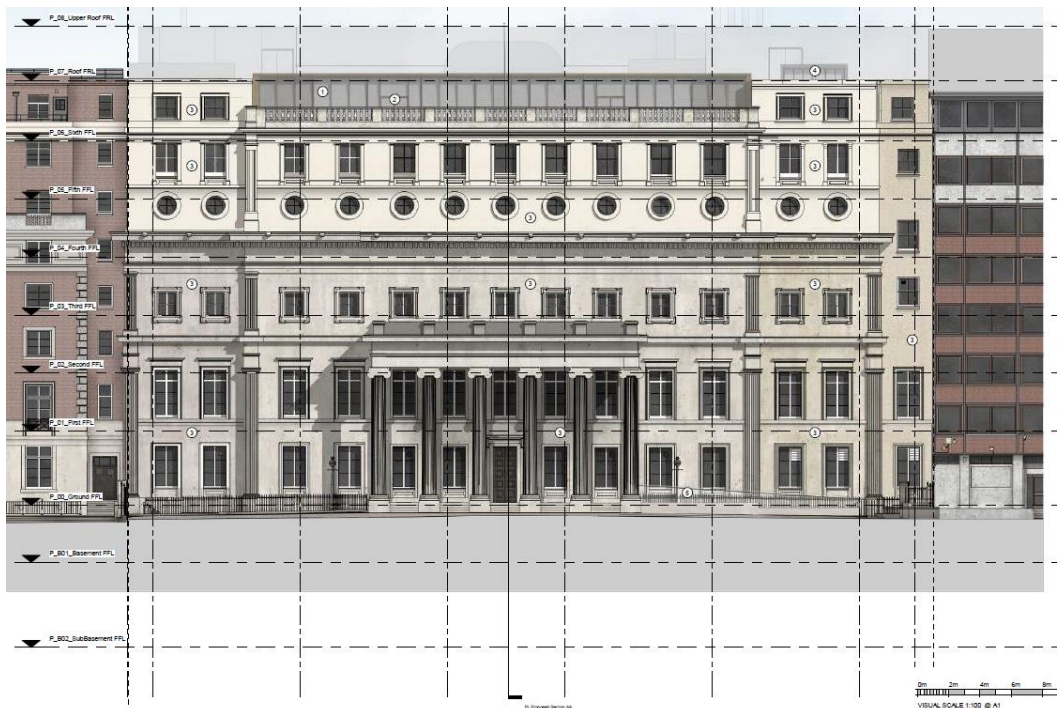
Job Number
1004

Status
S4

Purpose of Issue
PLANNING

Drawing No.
R05P2020H-A3-ZZ-EL-A-PL02_001

Rev
00



Proposed Lincoln's Inn Fields elevation

© Content prepared by a qualified architect and agreed
with Westminster City Council

4. Existing outlight removed and substituted

5. Glass balustrade and handrail to stepped access
walkway, inboard of stairs, re-entrant railing

100 St. John Street
London EC1V 4JZ
info@hawkinsbrown.com
hawkinsbrown.com

**Hawkins
Brown**

Project
Royal College of Surgeons of
England
39-43 Lincoln's Inn Fields

Drawing
North Elevation - Proposed

Scale @ A1
1 : 100

Date
25.11.16

Drawn By
RB

Checked By
AW

Job Number
1004

Status
S4

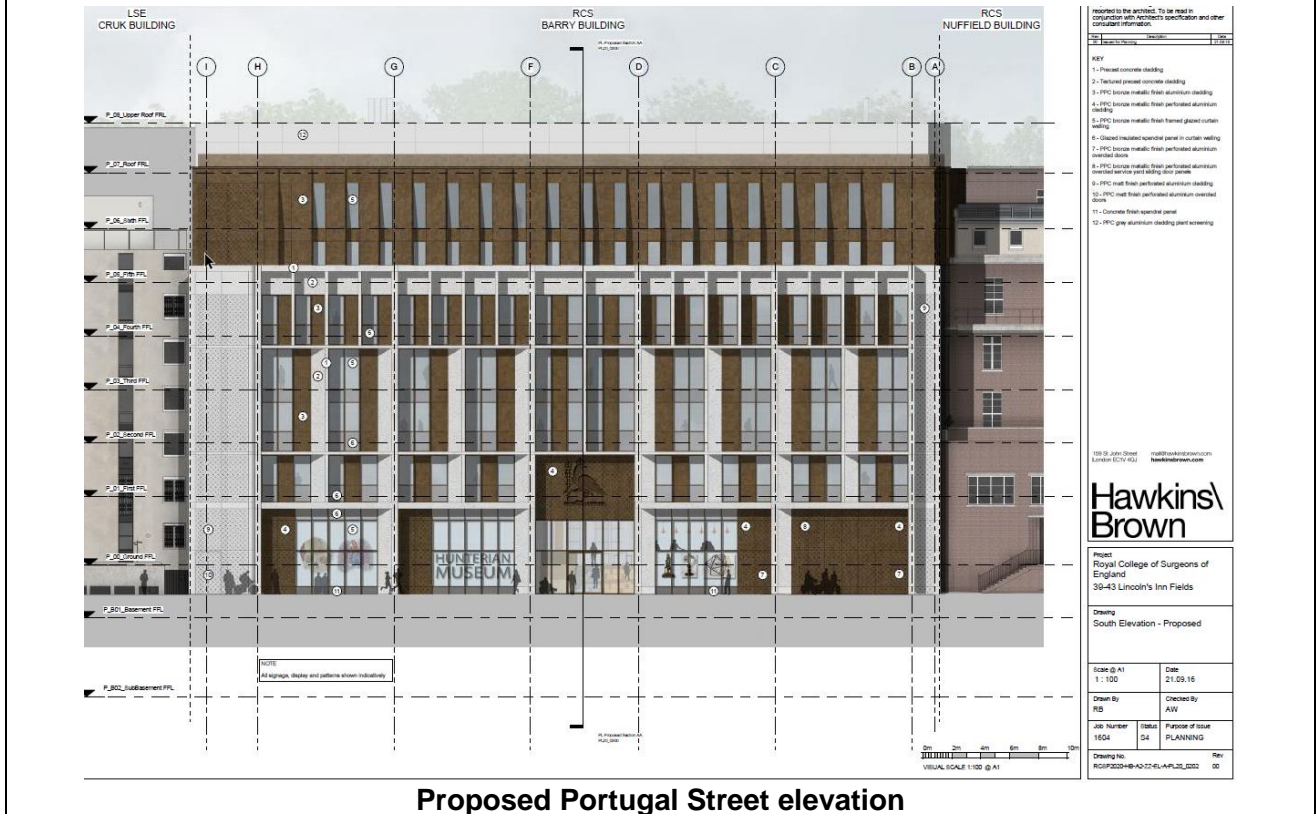
Purpose of Issue
PLANNING

Drawing No.
R05P2020H-A3-ZZ-EL-A-PL02_001

Rev
01



Existing Portugal St elevation



Proposed Portugal Street elevation

**Hawkins
Brown**

Project
Royal College of Surgeons of
England
30-43 Lincoln's Inn Fields

Drawing
South Elevation - Existing

Scale @ A1
1:100

Date
21.09.16

Drawn By
KKG

Checked By
AW

Job Number
1604

Issue
04

Purpose of Issue
PLANNING

Drawing No.
RCS/2016-03-AD-12-4L-APL06_0002

Rev
00

referred to the architect. To be read in
conjunction with architect's specification and other
contractual information.

Rev	Description	Date
00	Issue for Planning	21.09.16

- KEY**
- 1 - Perforated concrete cladding
 - 2 - Natural ground concrete cladding
 - 3 - SPCC bronze metal frame perforated aluminium cladding
 - 4 - SPCC bronze metal frame perforated aluminium cladding
 - 5 - SPCC bronze metal frame thermal glazed curtain walling
 - 6 - Glazed insulated operable panel in curtain walling
 - 7 - SPCC bronze metal frame perforated aluminium cladding
 - 8 - SPCC bronze metal frame perforated aluminium cladding
 - 9 - SPCC metal frame perforated aluminium cladding
 - 10 - SPCC metal frame perforated aluminium cladding
 - 11 - Concrete floor installed panels
 - 12 - SPCC grey aluminium cladding panel screening

100 St. John Street
London EC7V 1JZ
info@hawkinsbrown.com
0207 463 9999

**Hawkins
Brown**

Project
Royal College of Surgeons of
England
30-43 Lincoln's Inn Fields

Drawing
South Elevation - Proposed

Scale @ A1
1:100

Date
21.09.16

Drawn By
RB

Checked By
AW

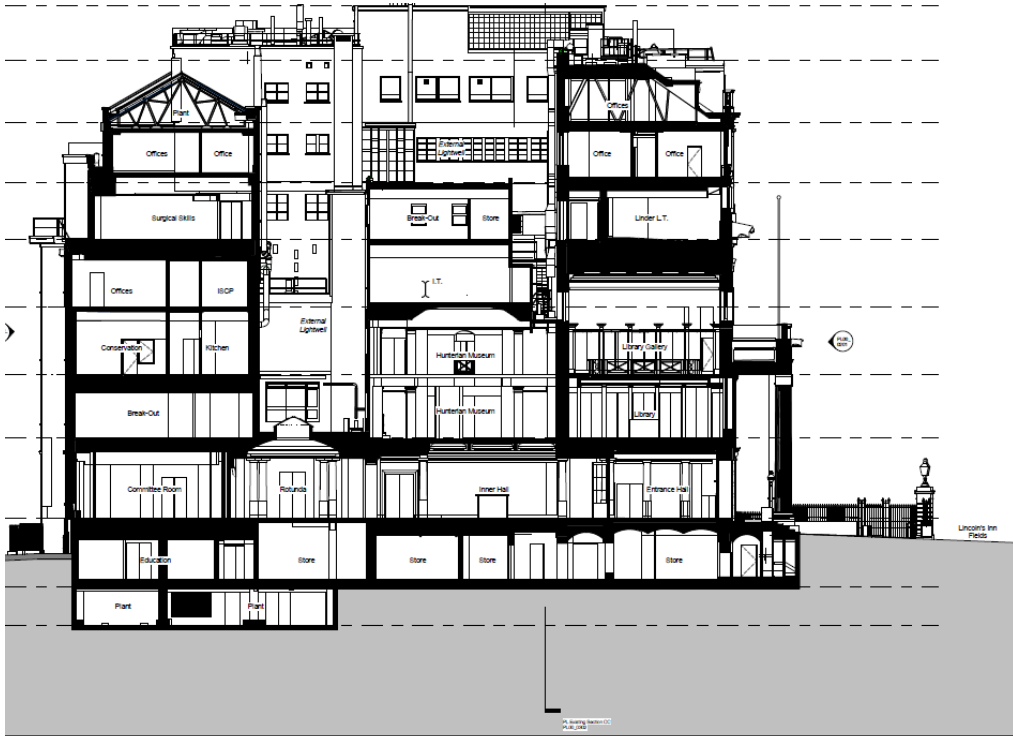
Job Number
1604

Issue
04

Purpose of Issue
PLANNING

Drawing No.
RCS/2016-03-AD-12-4L-APL06_0002

Rev
00



109 St. John Street
London EC1V 4JZ
info@hawkinsbrown.com
hawkinsbrown.com

**Hawkins
Brown**

Project
Royal College of Surgeons of
England
39-43 Lincoln's Inn Fields

Drawing
Section AA - Existing

Scale @ A1 1:100	Date 21.09.16
Drawn By KKZ	Checked By AW
Job Number 1604	Status 04
Purpose of Issue PLANNING	
Drawing No. RCS2020-HB-A3-02-05-A-PLD_000	Rev 02

Existing Section AA



109 St. John Street
London EC1V 4JZ
info@hawkinsbrown.com
hawkinsbrown.com

**Hawkins
Brown**

Project
Royal College of Surgeons of
England
39-43 Lincoln's Inn Fields

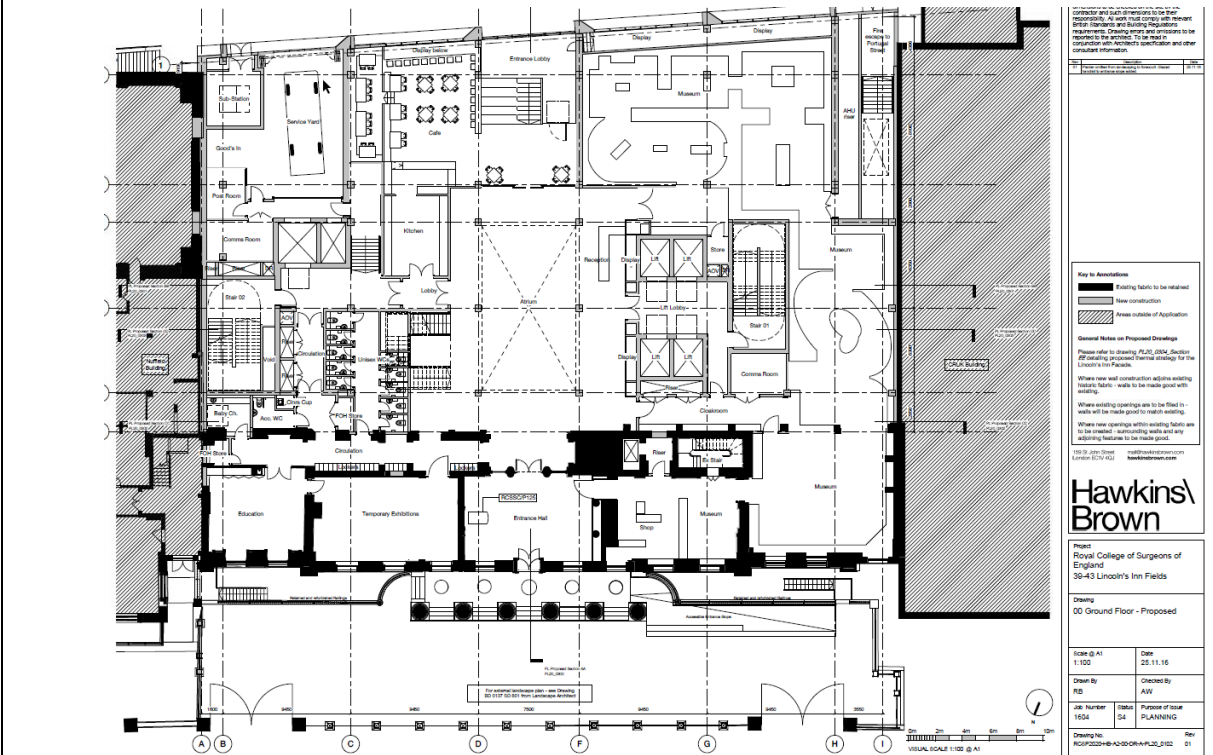
Drawing
Section AA - Proposed

Scale @ A1 1:100	Date 25.11.16
Drawn By RB	Checked By AW
Job Number 1604	Status 04
Purpose of Issue PLANNING	
Drawing No. RCS2020-HB-A3-02-06-A-PLD_000	Rev 01

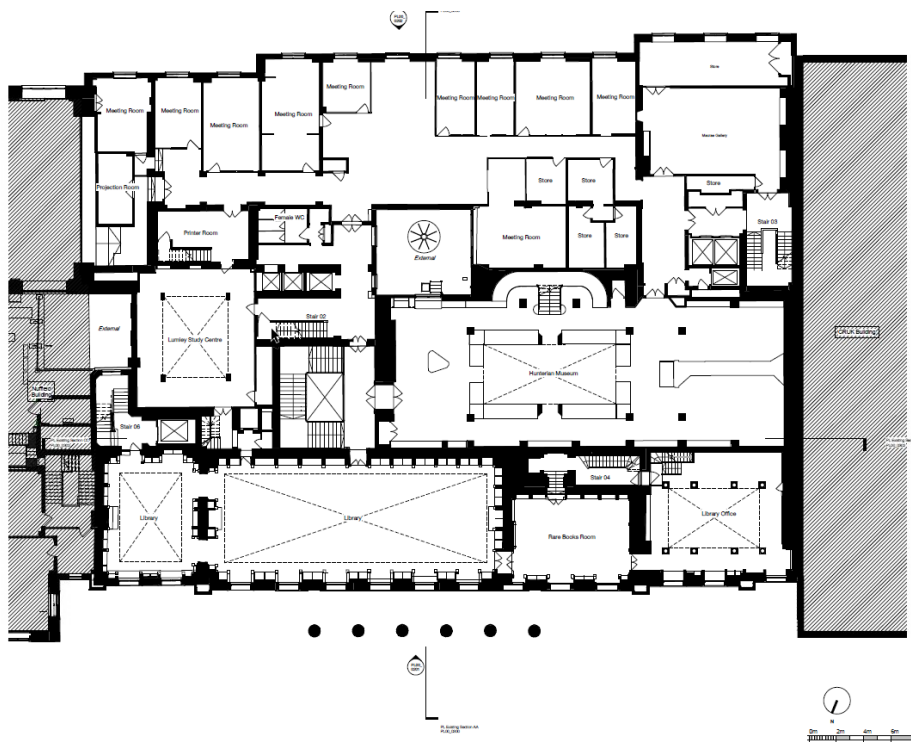
Proposed section AA



Existing ground floor plan



Proposed ground floor plan



1. Attention: Do not scale this drawing. All dimensions to be checked on the site to the centimetre and shall be reported to the client immediately. In any case, all dimensions shall be reported to the architect. To be used in consultation with Architects Specification and other consultant information.

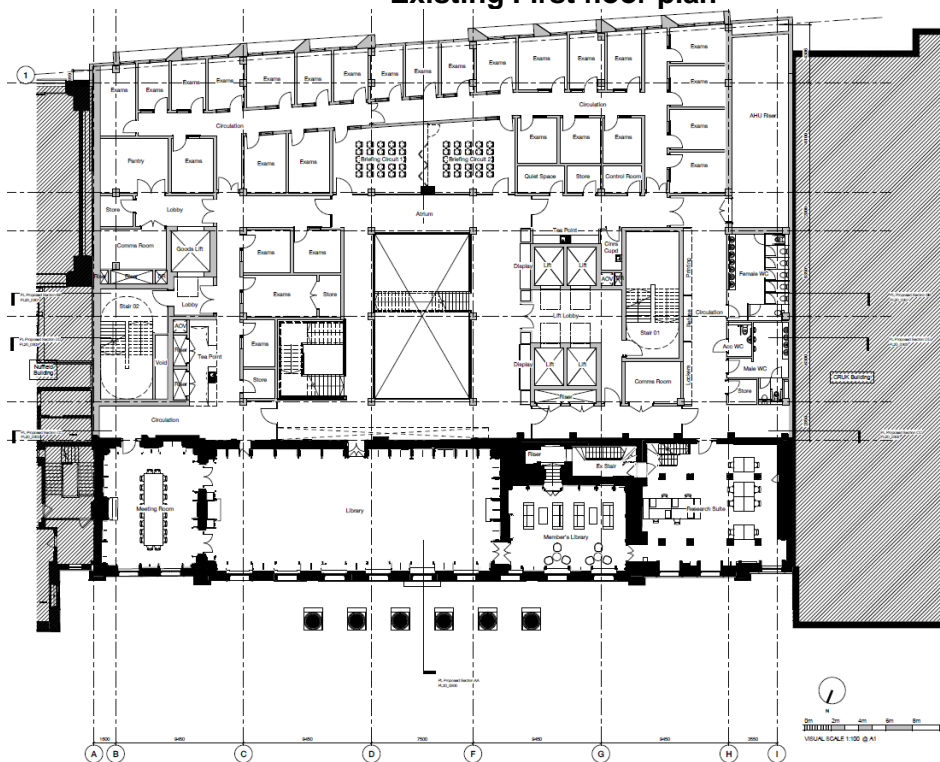
Project: Royal College of Surgeons of England, 30-43 Lincoln's Inn Fields

Drawing: 01 First Floor - Existing

Scale @ A1: 1:100	Date: 21.03.16
Drawn By: KXC	Checked By: AW
Job Number: 1004	Issue: 04 Purpose of Issue: PLANNING

Drawing No: R01P2010B-010-01R-PL2_03 Rev: 01

Existing first floor plan



1. Attention: Do not scale this drawing. All dimensions to be checked on the site to the centimetre and shall be reported to the client immediately. In any case, all dimensions shall be reported to the architect. To be used in consultation with Architects Specification and other consultant information.

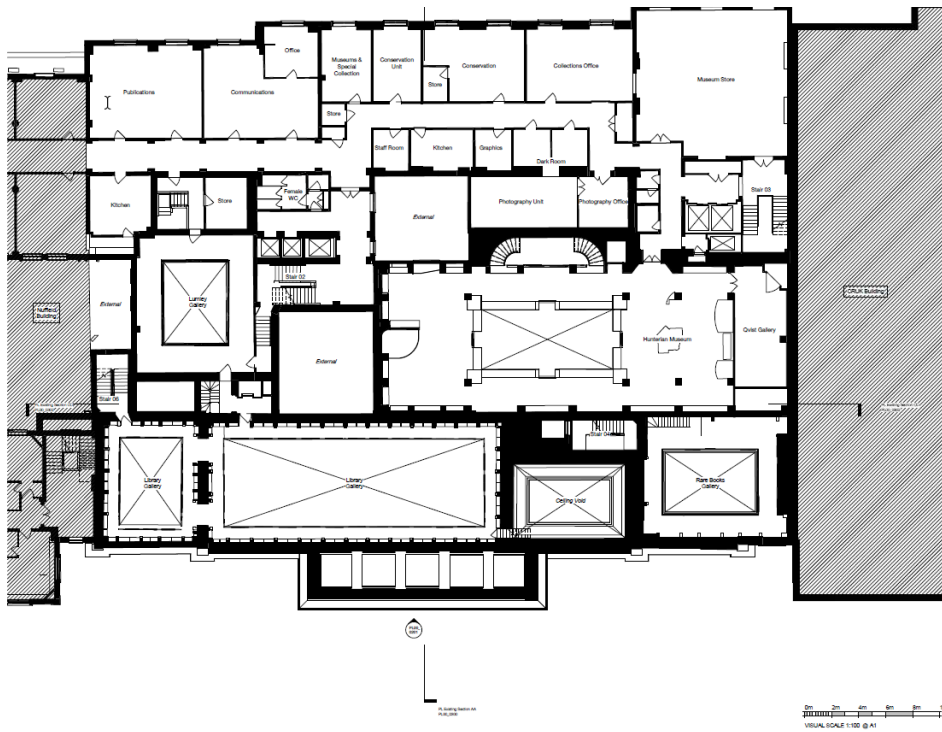
Project: Royal College of Surgeons of England, 30-43 Lincoln's Inn Fields

Drawing: 01 First Floor - Proposed

Scale @ A1: 1:100	Date: 25.11.16
Drawn By: RB	Checked By: AW
Job Number: 1004	Issue: 04 Purpose of Issue: PLANNING

Drawing No: R01P2010B-010-01R-PL2_03 Rev: 01

Proposed first floor plan



British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. It is the client's responsibility to ensure that all requirements are met and compliance is confirmed.

105 St. John Street London EC2A 4JZ	hwb@hawkinsbrown.com hwb@hawkinsbrown.com
--	--

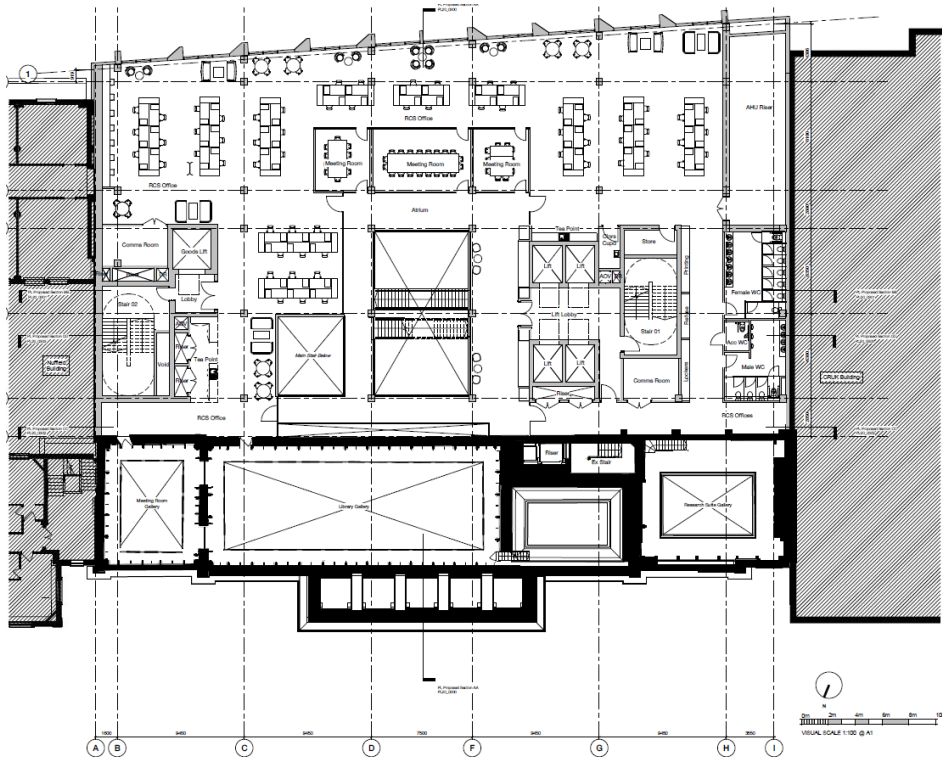
Hawkins Brown

Project:
Royal College of Surgeons of England
39-43 Lincoln's Inn Fields

Drawing:
02 Second Floor - Existing

Scale @ A1 1:100	Date 21.09.16
Drawn By KKS	Checked By AW
Job Number 1604	Status PLANNING
Drawing No. RQ160204-H3-D02-A1_02_03	Rev. 01

Existing second floor



105 St. John Street
London EC2A 4JZ

hwb@hawkinsbrown.com
hwb@hawkinsbrown.com

Hawkins Brown

Project:
Royal College of Surgeons of England
39-43 Lincoln's Inn Fields

Drawing:
02 Second Floor - Proposed

Key to Annotations

- New construction
- Existing fabric to be retained
- Existing fabric to be demolished
- Areas outside of Application

General Notes on Proposed Drawings

- Please refer to drawing RQ160204-H3-D01-01A for details of existing construction. Revised drawings for this drawing are based on this.
- Where new wall construction exists, existing fabric walls to be made good with existing.
- Where existing openings are to be fixed in walls they will be made good to match existing.
- Where new openings within existing fabric are to be made, appropriate walls and any existing features to be made good.

105 St. John Street London EC2A 4JZ	hwb@hawkinsbrown.com hwb@hawkinsbrown.com
--	--

Hawkins Brown

Project:
Royal College of Surgeons of England
39-43 Lincoln's Inn Fields

Drawing:
02 Second Floor - Proposed

Scale @ A1 1:100	Date 25.11.16
Drawn By RB	Checked By AW
Job Number 1604	Status PLANNING
Drawing No. RQ160204-H3-D02-A1_02_04	Rev. 01

Proposed second floor

DRAFT DECISION LETTER

- Address:** 35 - 43 Lincoln's Inn Fields, London, WC2A 3PP,
- Proposal:** Partial demolition, refurbishment and redevelopment of the Royal College of Surgeons (Barry Building: 39-43 Lincoln's Inn Fields) to provide new accommodation for the College (Class D1); including alterations at roof level and a new building comprising 2 levels of basement, ground and six upper floors, set behind the retained front facade and range of the Barry Building. Installation of associated plant and equipment; alterations to the front forecourt of the building to provide level access and cycle parking; and associated works.
- Plan Nos:** Site Plan; RCSP2020-HB-A3-B2-DR-A-PL00_0100/rev 00; RCSP2020-HB-A3-B1-DR-A-PL00_0101/rev 00; RCSP2020-HB-A3-00-DR-A-PL00_0102/rev 00; RCSP2020-HB-A3-01-DR-A-PL00_0103/rev 00; RCSP2020-HB-A3-02-DR-A-PL00_0104/rev 01; RCSP2020-HB-A3-03-DR-A-PL00_0105/rev 00; RCSP2020-HB-A3-04-DR-A-PL00_0106/rev 00; RCSP2020-HB-A3-05-DR-A-PL00_0107/rev 00; RCSP2020-HB-A3-06-DR-A-PL00_0108/rev 00; RCSP2020-HB-A3-07-DR-A-PL00_0109/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL00_0300/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL00_0302/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL00_0200/rev 01; RCSP2020-HB-A2-ZZ-EL-A-PL00_0201/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL00_0202/rev 00; RCSP2020-HB-A3-B2-DR-A-PL01_0100/rev 00; RCSP2020-HB-A3-B1-DR-A-PL01_0101/rev 00; RCSP2020-HB-A3-00-DR-A-PL01_0102/rev 00; RCSP2020-HB-A3-01-DR-A-PL01_0103/rev 00; RCSP2020-HB-A3-02-DR-A-PL01_0104/rev 00; RCSP2020-HB-A3-03-DR-A-PL01_0105/rev 00; RCSP2020-HB-A3-04-DR-A-PL01_0106/rev 00; RCSP2020-HB-A3-05-DR-A-PL01_0107/rev 00; RCSP2020-HB-A3-06-DR-A-PL01_0108/rev 00; RCSP2020-HB-A3-07-DR-A-PL01_0109/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL01_0201/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL01_0202/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL01_0300/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL01_0302/rev 00; RCSP2020-HB-A2-B2-DR-A-PL20_0100 rev00; RCSP2020-HB-A2-B1-DR-A-PL20_0101 rev01; RCSP2020-HB-A2-00-DR-A-PL20_0102 rev01; RCSP2020-HB-A2-01-DR-A-PL20_0103 rev01; RCSP2020-HB-A2-02-DR-A-PL20_0104 rev01; RCSP2020-HB-A2-03-DR-A-PL20_0105 rev00; RCSP2020-HB-A2-04-DR-A-PL20_0106 rev00; RCSP2020-HB-A2-05-DR-A-PL20_0107 rev00; RCSP2020-HB-A2-06-DR-A-PL20_0108 rev01; RCSP2020-HB-A2-07-DR-A-PL20_0109 rev02; RCSP2020-HB-A2-08-DR-A-PL20_0110 rev02; RCSP2020-HB-A2-ZZ-EL-A-PL20_0200 rev00; RCSP2020-HB-A2-ZZ-EL-A-PL20_0201 rev01; RCSP2020-HB-A2-ZZ-EL-A-PL20_0202 rev00; RCSP2020-HB-A2-ZZ-SE-A-PL20_0300 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0301 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0302 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0303 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0304 rev00; BD0137SD101 R06; BD137SD801 R09.

Supporting information:

Planning Statement (Gerald Eve, September 2016); Design and Access Statement (Hawkins\Brown et al); Statement of Need (RCS); Heritage and Townscape Statement (Montagu Evans); Statement of Community Involvement (RCS); Structural Report (AECOM); Acoustic Report (AECOM); Daylight/Sunlight report (Point 2); Transport Assessment (AECOM); Travel Plan (AECOM); Waste Management Strategy (AECOM); Construction Management Statement (Wates);

Sustainability Appraisal (AECOM); Energy Statement (AECOM); Archaeological Desk Based Study (MoLA); Air Quality Impact Assessment (AECOM); Ventilation/extraction statement (AECOM).

Case Officer: Louise Francis

Direct Tel. No. 020 7641 2488

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 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)

- 3 Prior to the commencement of any demolition or construction on site the applicant shall provide evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. (C11CA)

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 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 listed building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 You must apply to us for approval of a detailed materials specification of the facing materials you will use, to include samples and on-site sample panels as applicable, and elevations and plans annotated to show where the materials are to be located. 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 using the approved materials.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 You must apply to us for approval of details as set out below of the following parts of the development:

- (a) New windows, doors and rooflights / lanterns (drawn elevations and sections at 1:5);
- (b) Overall external profile through the new rear elevation and front roof extension (drawn elevations and sections at 1:20);
- (c) Masonry cleaning (detailed written specification and record of site trial for our inspection);
- (d) New external ramps / platform lifts (drawn elevations, plans and sections at 1:20, plus manufacturers details as applicable);
- (e) New external lighting (overall key plans and elevations, drawn / product specification of light fittings, plus specialist lighting design proposal with written and photographic record of site trial);

You must not start any work on these parts of the development until we have approved what you have sent us. The information submitted must correlate with the approved plans, and be shown in context with surrounding fabric.

You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January

2007. (R26FD)

- 7 Notwithstanding the submitted drawings, you must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

- (a). Means of level access from Lincolns Inn Fields, not including a ramp in front of the front area railings;
- (b). Design of front elevation of new roof extension, to be based on a solid mansard roof design;

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 and to make sure the development contributes to the character and appearance of the Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 8 (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.

- 9 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.

- 10 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 4 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.

- 11 You must apply to us for approval of details of how waste is going to be stored on the site. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the building. You must not use the waste store for any other purpose. (C14CD)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 12 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 13 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 14 No goods, including fuel, delivered or collected by vehicles arriving at or departing from the building shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods only if they are unloaded or loaded within the curtilage of the building. (C23BA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 15 You must use the parking, access, loading, unloading and manoeuvring areas shown on the approved plans only for those purposes. (C23AA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 16 You must carry out the landscaping work shown on the drawings within one planting season of completing the development (or within any other time limit we agree to in writing). (C30DA)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Strand Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 17 No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved in writing by the City Council as local planning authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 18 No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved in writing by the City Council as local planning authority. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

a) the programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

b) the programme for post-investigation assessment and subsequent analysis, publication and

dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason:

To protect the archaeological heritage of the City of Westminster and 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 Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 11 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 19 **Pre Commencement Condition.** You must not start work on the site until we have approved appropriate arrangements to secure the following.

Mitigation for the shortfall in on-site carbon savings.

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Reason:

To make sure that the development provides the planning benefits that have been agreed and as required by policy 5.2 of the London Plan and the Mayor's Supplementary Planning Guidance on Sustainable Design and Construction (2013).

- 20 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

photovoltaic panels

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 21 The development shall be begun before the expiration of five (5) years from the date of this permission.

Reason:

To meet the requirements of the Town and Country Planning Act 1990. (R01BA)

- 22 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the

drawings we have approved. (C29BB)

Reason:

To maintain the character of the Strand Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

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 In relation to condition 7, a revised basement plan should be submitted to show separate stores for clinical waste and restaurant waste.
- 3 A Servicing Management Plan should identify process, storage locations, scheduling of deliveries and staffing arrangements; as well as how delivery vehicle size will be managed and how the time the delivered items spend on the highway will be minimised, in this case.

It should clearly outline how servicing will occur on a day to day basis, almost as an instruction manual or good practice guide for the occupants. A basic flow chart mapping the process may be the easiest way to communicate the process, accompanied by a plan highlighting activity locations. The idea of the SMP is to ensure that goods and delivery vehicles spend the least amount of time on the highway as possible and do not cause an obstruction to other highway users.
- 4 In relation to condition 13, you are advised that written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 5 Under Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, you cannot demolish a listed building unless you have given Historic England the opportunity to

make a record of the building. You must give given Historic England at least 30 days' notice before you start demolition work. And within that period you must allow its officers reasonable access to the building. Historic England's address is:

Historic England, Architectural Investigations Section
1 Waterhouse Square
138-142 Holborn
London
EC1 2ST

I enclose their form for you to report the demolition. (I60AA)

- 6 One or more of the conditions above prevent work starting on the development until you have applied for, and we have given, our approval for certain matters. It is important that you are aware that any work you start on the development before we have given our approval will not be authorised by this permission. (I77BA)
- 7 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 8 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

DRAFT DECISION LETTER

Address: 35 - 43 Lincoln's Inn Fields, London, WC2A 3PP,

Proposal: Partial demolition, refurbishment and redevelopment of the Royal College of Surgeons (Barry Building: 39-43 Lincoln's Inn Fields) to provide new accommodation for the College (Class D1); including alterations at roof level and a new building comprising 2 levels of basement, ground and six upper floors, set behind the retained front facade and range of the Barry Building. Installation of associated plant and equipment; alterations to the front forecourt of the building to provide level access and cycle parking; and associated works. Restoration and refurbishment of the main facade including cleaning; installation of secondary glazing; refurbishment of the retained building; and associated internal alterations.

Plan Nos: Site Plan; RCSP2020-HB-A3-B2-DR-A-PL00_0100/rev 00; RCSP2020-HB-A3-B1-DR-A-PL00_0101/rev 00; RCSP2020-HB-A3-00-DR-A-PL00_0102/rev 00; RCSP2020-HB-A3-01-DR-A-PL00_0103/rev 00; RCSP2020-HB-A3-02-DR-A-PL00_0104/rev 01; RCSP2020-HB-A3-03-DR-A-PL00_0105/rev 00; RCSP2020-HB-A3-04-DR-A-PL00_0106/rev 00; RCSP2020-HB-A3-05-DR-A-PL00_0107/rev 00; RCSP2020-HB-A3-06-DR-A-PL00_0108/rev 00; RCSP2020-HB-A3-07-DR-A-PL00_0109/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL00_0300/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL00_0302/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL00_0200/rev 01; RCSP2020-HB-A2-ZZ-EL-A-PL00_0201/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL00_0202/rev 00; RCSP2020-HB-A3-B2-DR-A-PL01_0100/rev 00; RCSP2020-HB-A3-B1-DR-A-PL01_0101/rev 00; RCSP2020-HB-A3-00-DR-A-PL01_0102/rev 00; RCSP2020-HB-A3-01-DR-A-PL01_0103/rev 00; RCSP2020-HB-A3-02-DR-A-PL01_0104/rev 00; RCSP2020-HB-A3-03-DR-A-PL01_0105/rev 00; RCSP2020-HB-A3-04-DR-A-PL01_0106/rev 00; RCSP2020-HB-A3-05-DR-A-PL01_0107/rev 00; RCSP2020-HB-A3-06-DR-A-PL01_0108/rev 00; RCSP2020-HB-A3-07-DR-A-PL01_0109/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL01_0201/rev 00; RCSP2020-HB-A3-ZZ-EL-A-PL01_0202/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL01_0300/rev 00; RCSP2020-HB-A3-ZZ-SE-A-PL01_0302/rev 00; RCSP2020-HB-A2-B2-DR-A-PL20_0100 rev00; RCSP2020-HB-A2-B1-DR-A-PL20_0101 rev01; RCSP2020-HB-A2-00-DR-A-PL20_0102 rev01; RCSP2020-HB-A2-01-DR-A-PL20_0103 rev01; RCSP2020-HB-A2-02-DR-A-PL20_0104 rev01; RCSP2020-HB-A2-03-DR-A-PL20_0105 rev00; RCSP2020-HB-A2-04-DR-A-PL20_0106 rev00; RCSP2020-HB-A2-05-DR-A-PL20_0107 rev00; RCSP2020-HB-A2-06-DR-A-PL20_0108 rev01; RCSP2020-HB-A2-07-DR-A-PL20_0109 rev02; RCSP2020-HB-A2-08-DR-A-PL20_0110 rev02; RCSP2020-HB-A2-ZZ-EL-A-PL20_0200 rev00; RCSP2020-HB-

A2-ZZ-EL-A-PL20_0201 rev01; RCSP2020-HB-A2-ZZ-EL-A-PL20_0202 rev00; RCSP2020-HB-A2-ZZ-SE-A-PL20_0300 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0301 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0302 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0303 rev01; RCSP2020-HB-A2-ZZ-SE-A-PL20_0304 rev00; BD0137SD101 R06; BD137SD801 R09.

Supporting information:

Planning Statement (Gerald Eve, September 2016); Design and Access Statement (Hawkinset al); Statement of Need (RCS); Heritage and Townscape Statement (Montagu Evans); Archaeological Desk Based assessment (MoLA).

Case Officer: Louise Francis

Direct Tel. No. 020 7641 2488

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 Strand 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 apply to us for approval of a detailed materials specification of the facing materials you will use, to include samples and on-site sample panels as applicable, and elevations and plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 Strand 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)

- 4 You must apply to us for approval of details as set out below of the following parts of the development:
- (a) New / altered windows, doors and rooflights / lanterns (drawn elevations and sections at 1:5);
 - (c) Overall external profile through the new rear elevation and front roof extension (drawn elevations and sections at 1:20);
 - (d) Overall internal profile through new atrium and first to upper floors staircase (drawn elevations and sections at 1:20, with balustrade details at 1:10);
 - (e) New principal ground to first floor staircase, compartment and galleries / bridge links (drawn elevations and sections at 1:20, with balustrade detail at 1:10);
 - (f) Schedule and specification of repairs to retained Barry facade, roof, library rooms, internalised rear facade, front railings, gate piers and lanterns (fully detailed written specification, to include detailed condition survey and drawings as applicable);
 - (g) Masonry cleaning (detailed written specification and record of site trial for our inspection);
 - (h) New external ramps / platform lifts (drawn elevations, plans and sections at 1:20, plus manufacturers details as applicable);
 - (i) New external lighting (overall key plans and elevations, drawn / product specification of light fittings, plus specialist lighting design proposal with written and photographic record of site trial);
 - (j) New internal floor finishes to ground floor principal entrance lobbies and atrium and first floor gallery spaces (detailed written and photographic materials specification with key plans and sections at 1:50).

You must not start any work on these parts of the development until we have approved what you have sent us. The information submitted must correlate with the approved plans, and be shown in context with surrounding fabric.

You must then carry out the work according to these approved details. (C26DB)

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 Strand 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 Notwithstanding the submitted drawings, you must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
- (a) Means of level access from Lincolns Inn Fields, not including a ramp in front of the front area railings;
 - (b) Design of front elevation of new roof extension, to be based on a solid mansard roof design;
 - (c) Details of the salvage and reuse of internal building elements including measures to secure and protect the removed elements during construction (fully detailed schedule of significant interiors, and detailed drawn and written proposals for their integration into the new or retained sections of the building);
 - (d) Retention of the Hunter Memorial in a prominent and central part of the building at ground floor level.

Submitted information should include a written narrative and justification of the process of amendment, and should be cross-referenced with relevant details to be covered by other conditions imposed on this consent.

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 Strand 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 No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved in writing by the City Council as local planning authority. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

a) the programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

b) the programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason:

To protect the archaeological heritage of the City of Westminster and 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 Strand Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 11 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 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)

- 2 Under Section 8(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, you cannot demolish a listed building unless you have given Historic England the opportunity to make a record of the building. You must give given Historic England at least 30 days' notice before you start demolition work. And within that period you must allow its officers reasonable access to the building. Historic England's address is:

Historic England, Architectural Investigations Section
1 Waterhouse Square
138-142 Holborn
London
EC1 2ST

I enclose their form for you to report the demolition. (I60AA)

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.