

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 8 August 2017	Classification For General Release	
Report of Director of Planning		Ward involved St James's	
Subject of Report	The National Gallery , Trafalgar Square, London, WC2N 5DN		
Proposal	Removal of existing structures and the erection of infill extensions to the Sunley and Belvedere lightwells, to provide additional Class D1 floorspace, and associated rooftop structures and other external and internal alterations.		
Agent	Montagu Evans LLP		
On behalf of	The Board of Trustees of the National Gallery		
Registered Number	17/03151/FULL and 17/03152/LBC	Date amended/ completed	23 June 2017
Date Application Received	10 April 2017		
Historic Building Grade	I		
Conservation Area	Trafalgar Square		

1. RECOMMENDATION

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

2. SUMMARY

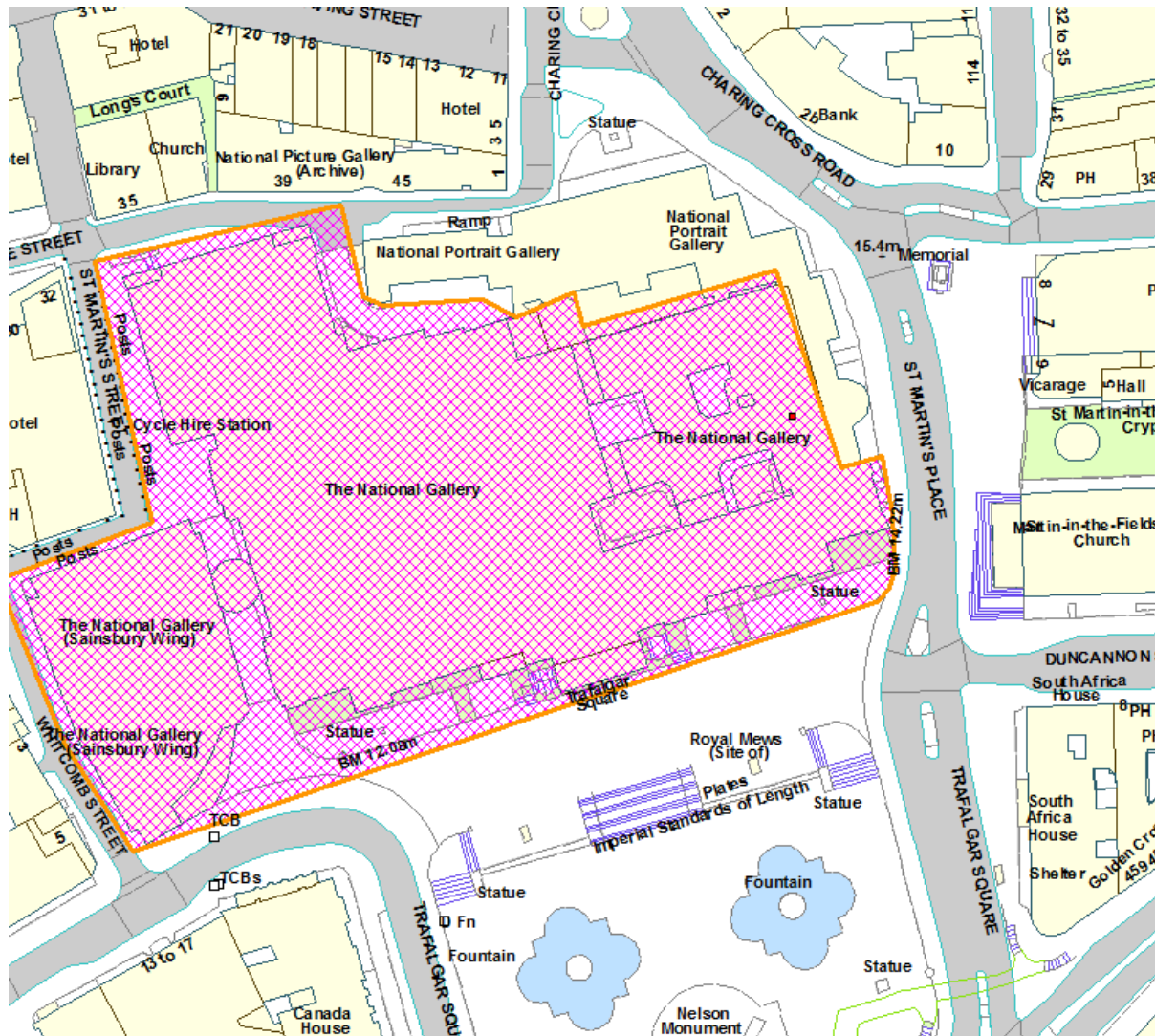
The National Gallery is a Grade I listed building on Trafalgar Square. Permission and listed building consent is sought for works to remove existing structures within the Sunley and Belvedere internal lightwells and infill with extensions to provide additional Class D1 floorspace. Internal works are sought at basement and ground floor levels to accommodate additional modern ancillary offices.

The key issues in this case are:

- The impact of the proposals on the significance of designated heritage assets including the impact on the application building, adjoining listed buildings and the Trafalgar Square Conservation Area; and
- The impact of the proposals on adjoining properties.

The proposed development would be consistent with relevant development plan policies in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). As such, the proposal is considered acceptable in listed building, design, land use and amenity terms and the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View from Trafalgar Square



View of Belvedere Lightwell



View of Sunley Lightwell

5. CONSULTATIONS

HISTORIC ENGLAND:

Support the proposals. Authorisation given to determine application as seen fit.

WESMINSTER SOCIETY:

No objection.

ENVIRONMENTAL HEALTH:

No objection, subject to conditions.

HIGHWAY PLANNING MANAGER:

No objection, subject to conditions.

CLEANSING MANAGER:

No objection, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 100

Total No. of replies: 4 (three from the National Portrait Gallery)

The National Portrait Gallery objects on the following grounds:

- The extension to the Sunley lightwell would impact on views from the Portrait Restaurant; and
- Concern regarding site access and delivery management, and how this could impact the National Portrait Gallery.

Nimax Theatres Limited, on behalf of the Garrick Theatre, state they do not objection subject to building work not being audible during performances.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The National Gallery is a Grade I listed building on north side of Trafalgar Square. The building and the surrounding area is of intense heritage significance. Adjoining to the north of the site is the Grade I listed National Portrait Gallery, to the east is the Grade I listed Church of St Martin-in-the-Fields and to the south is the Grade I listed Trafalgar Square and Nelson's Column. The site is located within the Trafalgar Square Conservation Area and the Core Central Activities Zone (CAZ).

6.2 Recent Relevant History

On 11 July 2016 listed building consent was granted for internal alterations to create new gallery space at ground floor from an area that was used for back of house uses.

On 12 February 2016 listed building consent was granted for internal alterations to create a new mezzanine level adjacent to the existing service yard.

On 24 November 2014 planning permission and listed building consent was granted for replacing of roof glazing and associated internal alterations.

7. THE PROPOSAL

Permission and listed building consent is sought for the removal of existing structures and the erection of infill extensions to the Sunley and Belvedere lightwells and associated rooftop structures to provide additional Class D1 floorspace. Internal alterations are sought to at basement and ground floor levels to re-order and provide more efficient space. The Sunley and Belvedere lightwells are located in the north-east area of the main gallery site.

The motivation for the proposals is to create a new 'accommodation hub' comprising new modern office and meeting spaces for employees of the gallery. The proposals would concentrate the majority of office-based gallery employees in this location, which would then allow the gallery to better use its existing buildings.

Floorspace Figures

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Use (D1 - Gallery)	34,076	35,138	+1,062

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policy S27 of the City Plan relates to uses of international and/or national importance and it states the buildings that accommodate these uses will be protected throughout the city and encouraged within the CAZ. Policy S22 of the City Plan seeks to maintain and strengthen Westminster's strategic role within the London tourist industry and help contribute to local opportunities to experience arts and culture.

The National Gallery is of international importance, housing one of the most significant art collections in the world. The proposals would increase the amount of Class D1 floorspace overall and would allow for a re-organisation of ancillary areas so they can better support the function of this important gallery. This would be in accordance with the City Plan's aims to encourage and strengthen art galleries such as this. The proposals are therefore supported in land use terms.

Given the increase in overall floorspace, there will be the potential for staff and visitor numbers to increase. However, relative to the existing gallery, it is not considered that this would result in a significant increase in activities associated with the gallery.

The proposals would enable staff to be relocated to this dedicated area in the north-east area of the main gallery building. The majority of the office-based staff are currently located on the first floor of St Vincent House, a separate building situated at 30 Orange Street located to the north-west of the main gallery building. The applicant notes that one

of the consequences of the scheme could be the potential to redevelop St Vincent House for gallery purposes in future.

8.2 Townscape and Design

The National Gallery is one of the most significant architectural compositions in the City. Designed by William Wilkins in 1838 and subsequently extended by James Pennethorne, E.M. Barry and others, the building still maintains a grand classical presence to the north side of Trafalgar Square. Trafalgar Square itself is the central focus of the Trafalgar Square Conservation Area.

The proposed works are extensive and involve a significant amount of fabric removal and re-ordering of the basement and ground floor areas to accommodate a modern office environment, albeit it one compromised to some extent by the grade I listing of the building. Much of the fabric removed is a modern intervention and while, some historic fabric is removed, it is considered that this has been minimized in extent and avoids any areas of significant historic or architectural detail. Extensive discussions have taken place between the applicant's agents and officers to minimize any negative impact on the historic building.

Two major areas of intervention are the Sunley lightwell and the Belvedere lightwell, which are both currently under-used spaces within the building. The Sunley lightwell is the more mundane of the two with little architectural detail or significance, though it does inform the historic plan form of this part of the building. The Belvedere lightwell has more architectural presence due largely to the prominent and attractive ventilation tower that Barry built for the gallery in the late C19. Both lightwells are currently marred by the installation of unsightly structures and plant and, currently, make little positive contribution to the appreciation of the building.

The requirement for office space for the gallery staff means that some of the space within these lightwells would be required to meet these demands. The original proposal to insert office accommodation into both lightwells has been modified after discussions with officers. The proposal now is to concentrate the required office space into the more secondary Sunley lightwell which is now largely infilled with an office "stack" that projects one storey above the top of the lightwell. The Belvedere lightwell is kept largely clear, a floor is inserted to enclose basement level plant and a glazed rooflight is placed at high level to provide weather protection. A modest, free-standing mezzanine is provided at ground floor and the space is otherwise kept clear and proposed to be used as a staff café/meeting area. It is considered that the principle of concentrating the infill office space within the secondary lightwell and allowing the full restoration and improvement of the more attractive Belvedere lightwell is sound and that the public benefit of this approach would outweigh the harm.

The extension of the Sunley lightwell office stack above the current height of the lightwell and the adjacent addition of a new plant room on the roof is the only significant external manifestation of the proposed works. This element is clad in zinc panels and is designed to look like much of the plant room accommodation that already covers the roof of the Gallery. The lift overrun is intended to be clad in copper shingles and a grass sedum roof is proposed for the roof on the Sunley office stack. The applicants have presented views analysis that shows that this part of the scheme is not visible from anywhere in Trafalgar

Square and is only partially visible in distant views from Whitehall where the effect of the distance and the appearance of background buildings and structures in the view means that the new building element has only an insignificant impact on the appreciation of the view. The roof top structures will be visible from the adjoining National Portrait Gallery and will have some minor impact on the private view from the roof top restaurant. They have no impact on the setting of the National Portrait Gallery as they are not seen in the same view from any public viewpoint, other than the long distance Whitehall view (as above) where there is no harm to the overall view.

8.3 Amenity

There are no nearby residential properties that could be impacted by the proposal in terms of overlooking, increase sense of enclosure or loss of light. As the extensions are to internal lightwells and limited to one storey above the roof, there is only one nearby building from where the proposals would be visible: the National Portrait Gallery.

National Portrait Gallery

The National Portrait Gallery have objected to the proposal on the grounds that views from the Portrait Restaurant would be harmed. The Portrait Restaurant is located on the top floor of the National Portrait Gallery and enjoys views of Trafalgar Square and Nelson's Column. In the foreground of this view is the National Gallery's roovescape. The Sunley lightwell extension and associated plant room would rise one storey above the existing roof, and would lie directly south of the Portrait Restaurant and so would be visible.

Whilst the enjoyment of this view is important to the restaurant, it is considered a private view because it can only be enjoyed by patrons of the restaurant. The planning system offers little scope to protect it. Notwithstanding this, the proposals would not obscure the main landmarks of interest from the restaurant, and images provided by the applicant demonstrate that Nelson's Column and other important landmarks would remain unobstructed. The applicant has also amended the scheme to reduce the prominence of the extensions from this view in response to the National Portrait Gallery's concerns. The National Portrait Gallery have confirmed they do not consider this to overcome their concern. Officers are satisfied that the impact on this view would be limited and that permission could not be reasonably withheld on this basis.

8.4 Transportation/Parking

Given the gallery's highly accessible location, the Highway Planning Manager states the proposal would not have a significant an impact on surrounding on-street car parking.

In terms of cycle parking, the lightwells currently contain cycle parking spaces which would be lost. Long term secure, accessible and weather proof cycle parking promotes sustainable transport use for staff. The re-provision of the existing cycle parking and the further provision of additional spaces in line with the additional floorspace should be provided in line with the London Plan and as such is recommended to be secured by condition.

In terms of servicing, the existing off street servicing area shared between the National Gallery and National Portrait Gallery is to be maintained and this is considered sufficient to service the additional floorspace.

8.5 Economic Considerations

Any economic benefits generated by the scheme are welcomed.

8.6 Access

Level access is provided to all floors via lifts.

8.7 Other UDP/Westminster Policy Considerations

Plant

Additional plant areas are proposed at basement and roof levels. At roof level the plant is proposed in two enclosures, one small enclosure adjacent to the Belvedere lightwell and a second large enclosure adjacent to the Sunley lightwell.

An acoustic report has been submitted and Environmental Health raise no objection subject to the imposition of standard noise conditions. Environmental Health note that the acoustic report does not provided information as to the proposed plant and predicted levels at the nearest noise sensitive receptor, therefore a supplementary acoustic report demonstrating that any proposed plant complies with the Council's noise criteria is recommended.

Refuse /Recycling

Details of waste storage and collection have not been provided. Given the size of the site and significant back of house areas, it is accepted that the proposed extension will not result in waste being left on the highway for collection. However, details of this provision are to be secured by condition as recommended by the Cleansing Manger.

Sustainability

The application is accompanied by an Energy Statement. This statement provides an analysis of the energy and sustainability credentials of the scheme, and assesses them within the context of national, strategic and local planning policy.

Policies 5.1 to 5.9 of the London Plan focus on how to mitigate climate change and the carbon dioxide emissions reduction targets that are necessary across London to achieve this. Developments are required to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions (be lean), adopting sustainable design and construction measures and prioritising decentralised energy (be clean), including renewables (be green).

The statement concludes that due to the uniqueness of the proposal, the physical constraints of the existing building and its Grade I listed status, it is not feasible to achieve the London Plan and Westminster City Plan policy requirements relating to decentralised

and renewable energy source requirements. However, the following measures are proposed to minimise carbon emissions:

- Minimisation of heat loss and heat gain through the selection of efficient fabric elements;
- Minimisation of carbon dioxide emissions through the selection of energy efficient heating and ventilation and air conditioning plant;
- Selection of high efficiency lighting and controlling the lighting via the Building Management System;
- Selection of low water usage domestic hot and cold water fittings;
- Utilisation of the Gallery's centralised combined heat and power (CHP) plant to provide both electrical power and heating; and
- Utilisation of the Gallery's centralised chilled water plant to provide cooling.

In addition, the Gallery has confirmed it is committed to a new Carbon Management Plan for the period to 2020, with a reduction target of 5% per annum. This strategy provides a holistic approach to this large Grade I listed building and it embraces all opportunities to improve performance with regard to the Gallery's sensitive fabric and collections. In these circumstances, the application is considered acceptable in respect of sustainability subject to a condition to ensure the proposed features are provided.

8.8 London Plan

This application raises no strategic issues and is not referable to the Mayor of London.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

The applicant is a charitable institution and the development will be used for charitable purposes and as such is exempt from liability to pay CIL.

8.11 Other Issues

Construction impact

The Garrick Theatre has raised concern regarding the potential that construction noise could impact on performances there. The Garrick Theatre is located to the north of the site on the opposite side of Charing Cross Road and is some distance from the area of works and as such would not be harmful in this respect.

The National Portrait Gallery has raised concern regarding the impact of construction on servicing yard shared between both National Gallery and the National Portrait Gallery. These concerns are noted, however, planning permission cannot be withheld on these grounds.

Conditions are recommended that limit the hours of construction and require adherence to the City Council's Code of Construction Practice. An informative is also added advising the construction manager to keep the National Portrait Gallery and Garrick Theatre informed about the works.

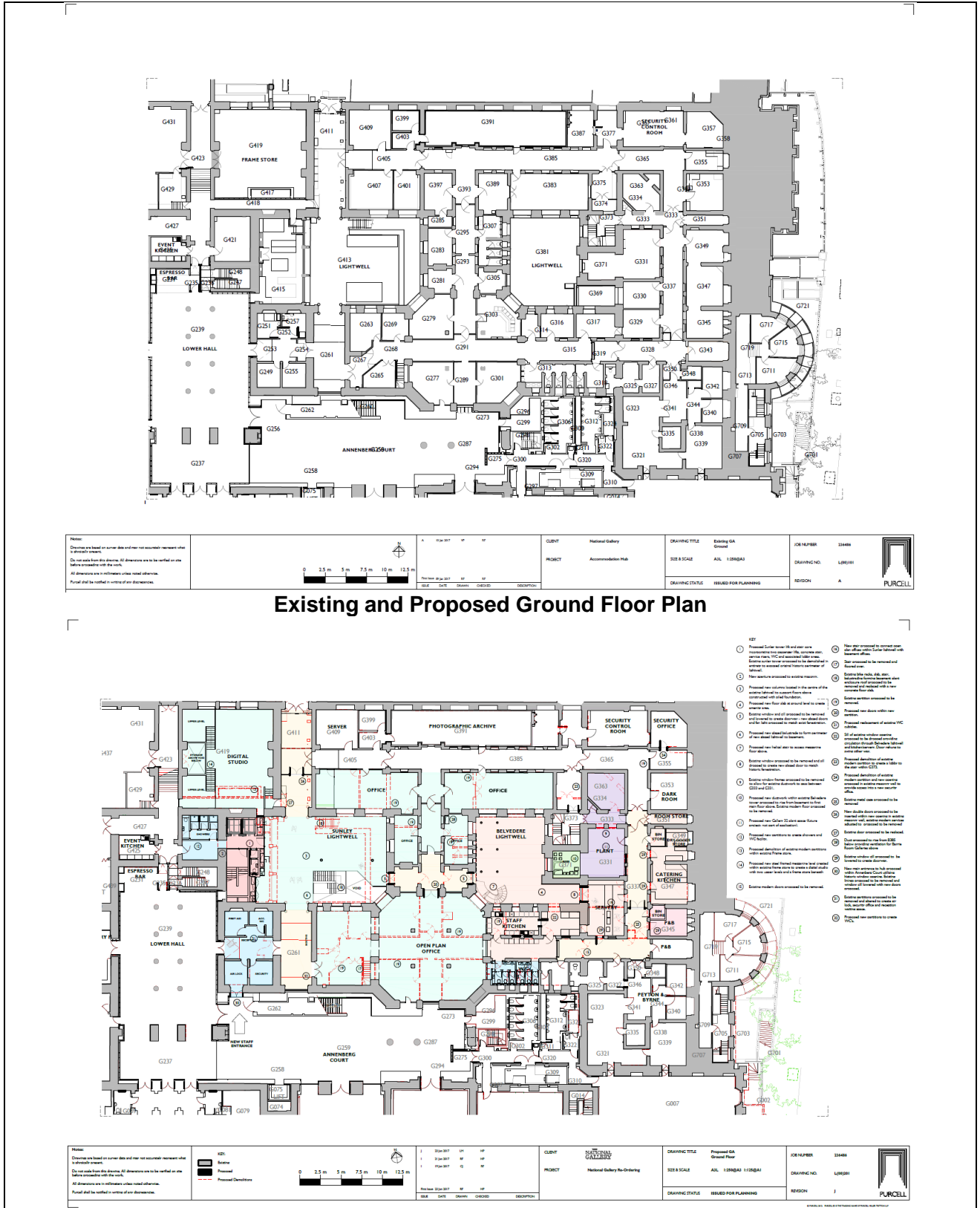
9. BACKGROUND PAPERS

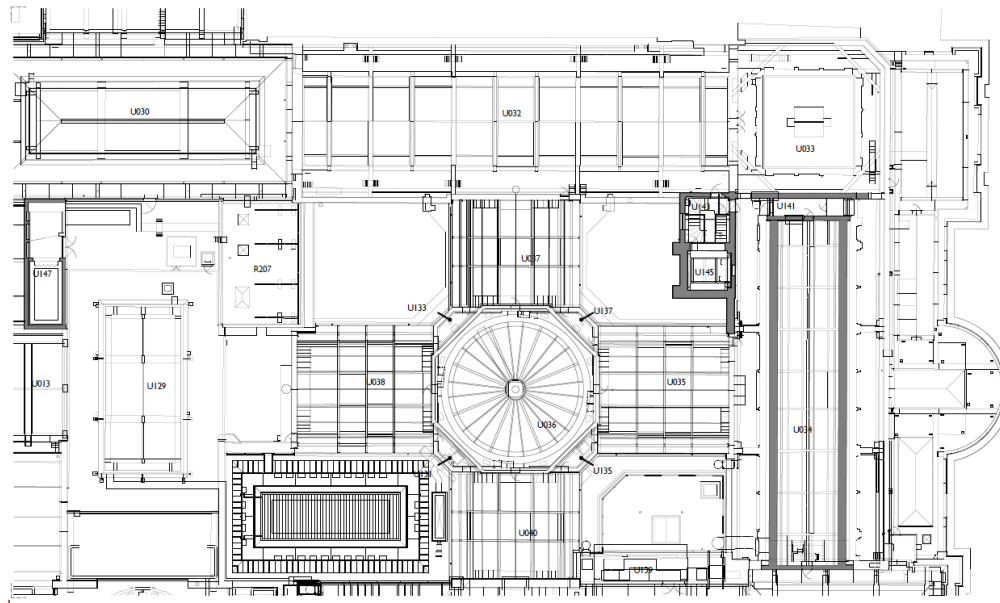
1. Application form
2. Response from Westminster Society, dated 25 April 2017
3. Memorandum from Cleansing Manager, dated 2 May 2017
4. Memorandum from Highways Planning Manager, dated 3 May 2017
5. Memorandum from Environmental Health, dated 8 May 2017
6. Response (x2) from Historic England, both dated 9 May 2017
7. Objection from Nimax Theatres, 11 Maiden Lane, dated 9 May 2017
8. Objections (x3) from The National Portrait Gallery, St Martin's Place, dated 22 May 2017, 7 July 2017 and 11 July 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: VICENT NALLY BY EMAIL AT vnally@westminster.gov.uk

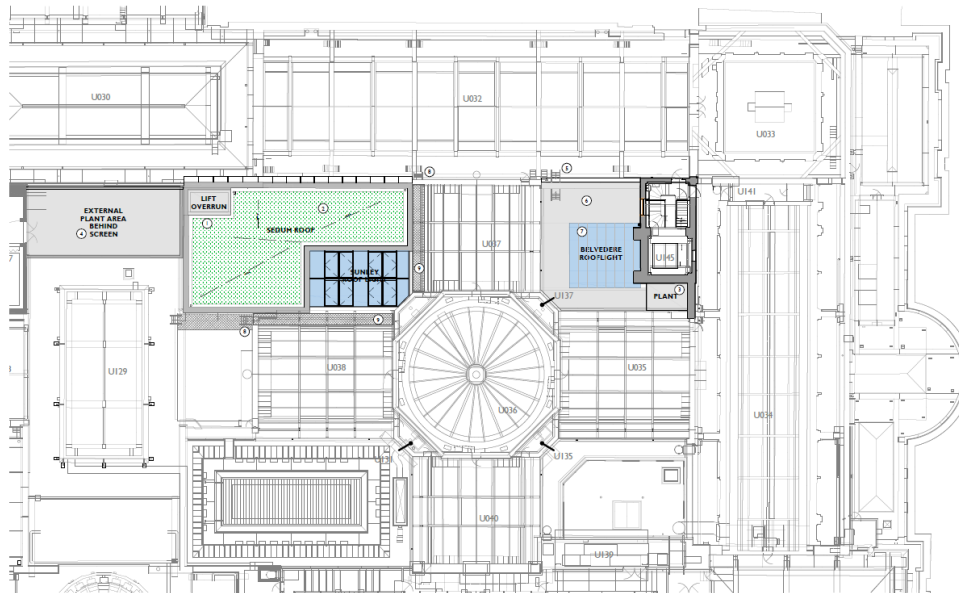
10. KEY DRAWINGS





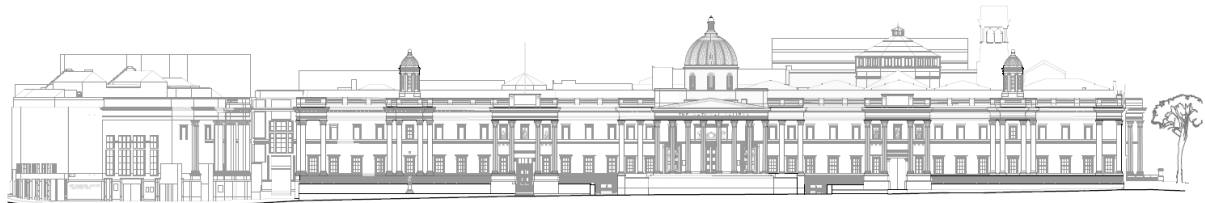
<p>Notes</p> <p>Drawings are based on current data and may not accurately represent what is currently in place.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before construction with the work.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Partial shall be verified in context of any dimensions.</p>		<p>CLIENT National Gallery</p>	<p>DRAWING TITLE Existing GA Upper Roof Plan</p>	<p>JOB NUMBER 23448</p>	
		<p>PROJECT Accommodation Hub</p>	<p>SIZE & SCALE A1L 1:250(A) 1:250(B)</p>	<p>DRAWING NO. LUR0187</p>	
		<p>DATE 10/20/2017</p>	<p>DRAWING STATUS ISSUED FOR PLANNING</p>	<p>REVISION A</p>	

Existing and Proposed Roof Plan



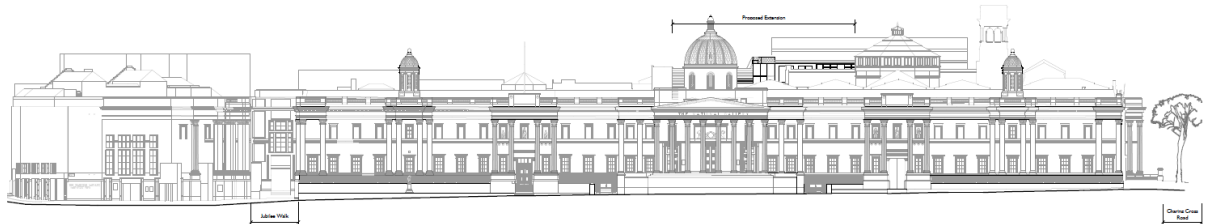
- KEY
- 1 Proposed lift over run to be clad in oxidized copper panels
 - 2 Proposed external roof to new Sunney
 - 3 Proposed roof air membrane to be replaced
 - 4 Proposed new air membrane to be replaced
 - 5 Proposed new air membrane to be replaced
 - 6 Proposed new air membrane to be replaced
 - 7 Proposed new air membrane to be replaced
 - 8 Proposed new air membrane to be replaced
 - 9 Proposed new air membrane to be replaced
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 - 18 Proposed new air membrane to be replaced
 - 19 Proposed new air membrane to be replaced
 - 20 Proposed new air membrane to be replaced

<p>Notes</p> <p>Drawings are based on current data and may not accurately represent what is currently in place.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before construction with the work.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Partial shall be verified in context of any dimensions.</p>		<p>CLIENT NATIONAL GALLERY</p>	<p>DRAWING TITLE Proposed GA Proposed Sunney Tower Roof Plan</p>	<p>JOB NUMBER 23448</p>	
		<p>PROJECT National Gallery Re-Ordering</p>	<p>SIZE & SCALE A1L 1:250(A) 1:250(B)</p>	<p>DRAWING NO. LUR0188</p>	
		<p>DATE 10/20/2017</p>	<p>DRAWING STATUS ISSUED FOR PLANNING</p>	<p>REVISION B</p>	

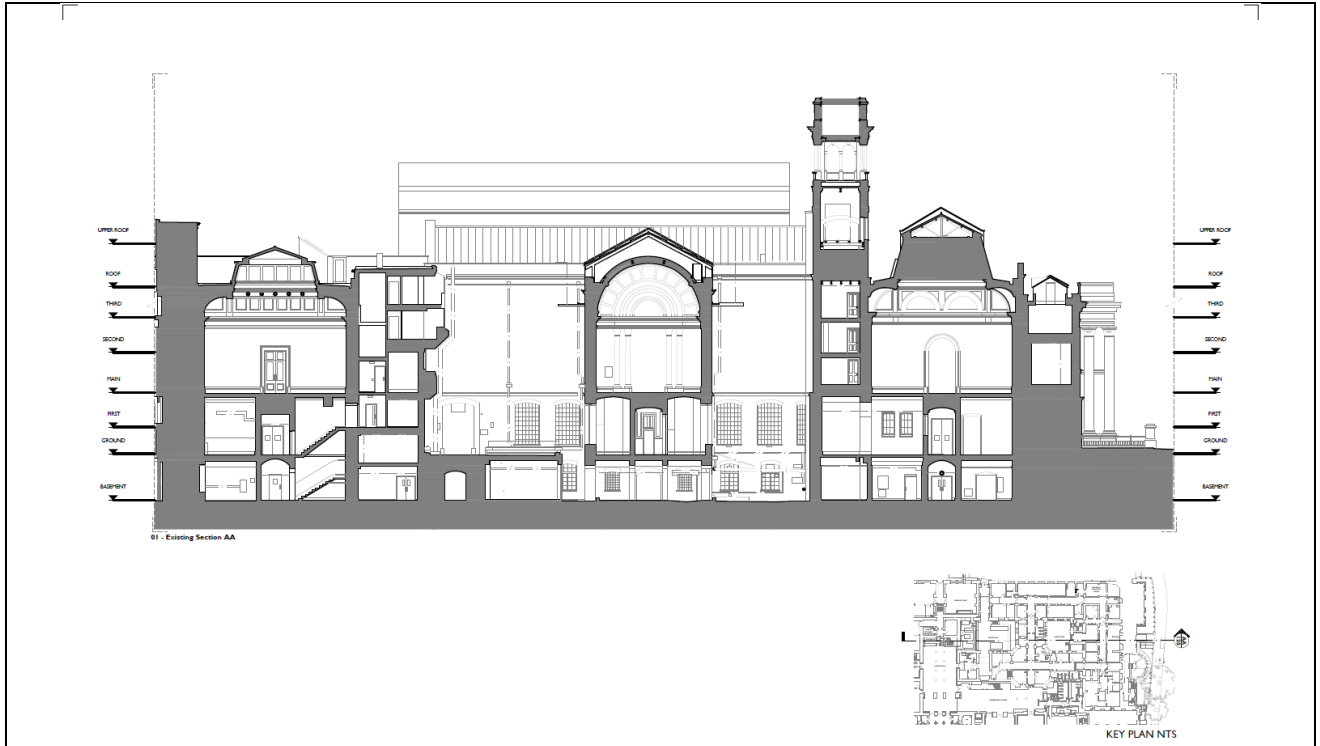


<p>Notes</p> <p>Drawings are based on current data and may not accurately represent what is currently in place.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before construction with the owner.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Purcell shall be notified in writing of any discrepancies.</p>		<p>DATE: 04/21/2017</p> <p>DESIGN: GREGORY</p> <p>DESCRIPTION:</p>	<p>CLIENT: NATIONAL GALLERY</p>	<p>DRAWING TITLE: Existing South Elevation</p>	<p>JOB NUMBER: 234484</p>	
			<p>PROJECT: National Gallery Re-Ordering</p>	<p>SIZE & SCALE: A1L 1:800(A) 1:180(A)</p>	<p>DRAWING NO.: LNS0234</p>	
			<p>DRAWING STATUS: ISSUED FOR PLANNING</p>		<p>REGION: 8</p>	

Existing and Proposed Trafalgar Square Elevation (North)



<p>Notes</p> <p>Drawings are based on current data and may not accurately represent what is currently in place.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before construction with the owner.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Purcell shall be notified in writing of any discrepancies.</p>		<p>DATE: 02/24/2017</p> <p>DESIGN: JEN</p> <p>DESCRIPTION:</p>	<p>CLIENT: NATIONAL GALLERY</p>	<p>DRAWING TITLE: Proposed South Elevation</p>	<p>JOB NUMBER: 234484</p>	
			<p>PROJECT: National Gallery Re-Ordering</p>	<p>SIZE & SCALE: A1L 1:800(A) 1:180(A)</p>	<p>DRAWING NO.: LNS0234</p>	
			<p>DRAWING STATUS: ISSUED FOR PLANNING</p>		<p>REGION: 8</p>	

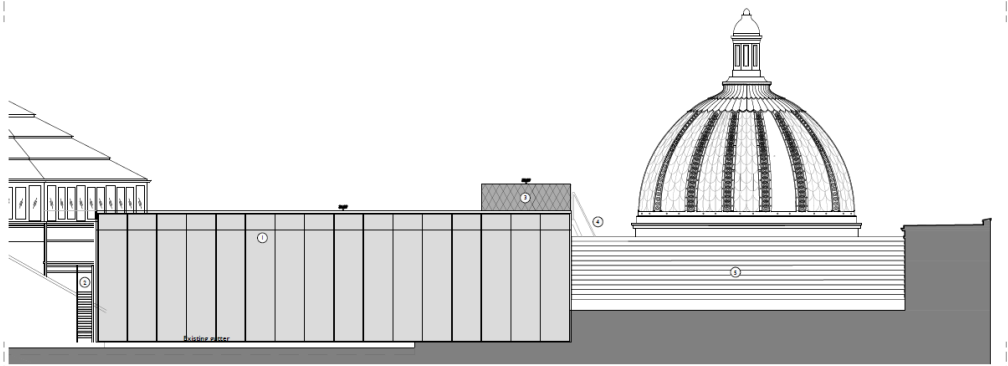


<p>Notes</p> <p>Drawings are based on current data and may not accurately represent what is currently known.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before construction with the owner.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Purcell shall be notified in writing of any discrepancies.</p>		<p>Client: NATIONAL GALLERY</p> <p>Project: National Gallery Re-Ordering</p>	<p>Drawing Title: Existing Section AA</p>	<p>Job Number: 23448</p> <p>Drawing No: L09128</p> <p>Revision: -</p>
			<p>Size & Scale: A1 (1:250) A1 (1:250)</p>	
			<p>Drawing Status: ISSUED FOR PLANNING</p>	
			<p>Project Map: 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	

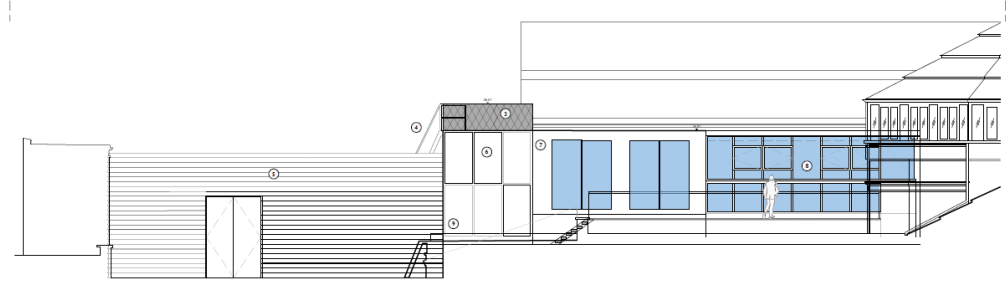
Existing and Proposed Section (North)



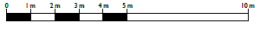
<p>Notes</p> <p>Drawings are based on current data and may not accurately represent what is currently known.</p> <p>Do not scale from this drawing. All dimensions are to be verified on site before construction with the owner.</p> <p>All dimensions are in millimeters unless noted otherwise.</p> <p>Purcell shall be notified in writing of any discrepancies.</p>		<p>Client: NATIONAL GALLERY</p> <p>Project: National Gallery Re-Ordering</p>	<p>Drawing Title: Proposed Section AA</p>	<p>Job Number: 23448</p> <p>Drawing No: L09128</p> <p>Revision: F</p>
			<p>Size & Scale: A1 (1:250) A1 (1:250)</p>	
			<p>Drawing Status: ISSUED FOR PLANNING</p>	
			<p>Project Map: 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100</p>	



North Roof Elevation
I:125@A3



South Roof Elevation
I:125@A3



Notes:
 Dimensions are based on exterior faces and refer to excavated dimensions unless otherwise specified.
 On the notes from this drawing, all dimensions are to be verified on site before construction with the work.
 All dimensions are in millimeters unless noted otherwise.
 Purcell shall be notified in writing of any discrepancies.
 Key Plan:
 not to scale

KEY:

- ① Insulate over and re-cover existing condition
- ② Proposed metal siding for maintenance access
- ③ Proposed fire-resistant to be clad in finished copper 'metal'
- ④ Proposed metal siding for maintenance access
- ⑤ Proposed sheet enclosure clad in sprayed metal insulated condition
- ⑥ Proposed steel and 100 mm concrete structure after reconstruction - to be clad in zinc-recoat condition
- ⑦ Proposed new office accommodation, with existing Sinter Cultural - incorporate stairs and zinc coating
- ⑧ Proposed new sheet roof with external zinc coating 7.5% zinc dust, 92.5% aluminium-zinc alloy - see notes for details and dimensions for sheet
- ⑨ Proposed metal siding and storm valance to provide access for maintenance

A	30 Jun 2017	UM	MP
Revised	20 Jun 2017	MP	MP
FILE	DATE	ISSUED	DESCRIPTION
CLIENT	National Gallery		
PROJECT	National Gallery Re-Order		
DRAWING TITLE	Proposed New Roof Elevation		
SIZE & SCALE	1:125@A3		
DRAWING STATUS	ISSUED FOR PLANNING		
JOB NUMBER	236456		
DRAWING NO.	L000354		
REVISION	A		



Proposed Detailed Elevations

Existing view from NPG restaurant (standing)



Computer Generated Image - View from Portrait Restaurant Existing and Proposed

Proposed view from NPG restaurant (standing)



DRAFT DECISION LETTER

- Address:** The National Gallery , Trafalgar Square, London, WC2N 5DN
- Proposal:** Removal of existing structures and the erection of infill extensions to the Sunley and Belvedere lightwells, to provide additional Class D1 floorspace, and associated rooftop structures and other external alterations. Linked to 17/03152/LBC
- Plan Nos:** Location Plan; Site Plan; L(00)100 rev A; L(00)101 rev A; L(00)102 rev A; L(00)103 rev A; L(00)104 rev A; L(00)105 rev A; L(00)106 rev A; L(00)107 rev A; L(00)120; L(00)121; L(00)122; L(00)123; L(00)126; L(00)127; L(00)130; L(00)132; L(00)200 rev J; L(00)201 rev J; L(00)202 rev J; L(00)203 rev I; L(00)204 rev G; L(00)205 rev G; L(00)206 rev G; L(00)207 rev I; L(00)208 rev B; L(00)220 rev F; L(00)221 rev F; L(00)222 rev D; L(00)223 rev C; L(00)224 rev D; L(00)225 rev D; L(00)226 rev B; L(00)227 rev D; L(00)230 rev B; L(00)231 rev A; L(00)232 rev B; L(00)200 rev J; L(00)233 rev A; L(00)234 rev A; L(00)235 rev B; A(66)201 rev B; A(66)202 rev B; A(66)204 rev A; A(66)301 rev B; A(66)302 rev B; A(66)304 rev B; L(00)300 rev C; L(00)301 rev D; L(00)302 rev B; L(00)303 rev B; L(00)304 rev B; L(00)305 rev B; L(00)306 rev B; L(00)307 rev B; Cover Letter (Montagu Evans); Design and Access Statement March 2017 (Purcell); Heritage Statement March 2017 (Purcell); Visual Impact Study (millerhare); Planning Statement April 2017 (Montagu Evans); Energy Statement March 2017 (Andrew Reid); Noise Impact Assessment Fixed External Plant March 2017 (waterman); Historic Environment Assessment March 2017.

For information only:

Outline Structural Survey/ Methodology Brief Report (The Morton Partnership).

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 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 Trafalgar Square 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof 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 listed building and to make sure the development contributes to the character and appearance of the Trafalgar Square 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 not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 6 You must apply to us for approval of details of secure cycle storage for the gallery use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

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.

- 7 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. 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 stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the . (C14EC)

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)

- 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 8 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 provide the environmental sustainability features (environmentally friendly features) outlined in the Energy Statement dated March 2017 and as set out in your application, before you start to use any part of the development. 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)

- 12 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roof to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 13 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising 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. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

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 The construction manager should keep the National Portrait Gallery, Garrick Theatre and other nearby neighbours informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.

- 3 Condition 6 requires you submitted details of cycle parking. You are advised you will need to replace the existing cycle parking spaces that are located within the existing lightwell and as well as providing at least 19 further cycle parking spaces as required by the London Plan.
- 4 Conditions 8, 9 and 10 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 5 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 6 With reference to Condition 13 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.

DRAFT DECISION LETTER

Address: The National Gallery , Trafalgar Square, London, WC2N 5DN

Proposal: Removal of existing structures and the erection of infill extensions to the Sunley and Belvedere lightwells, to provide additional Class D1 floorspace, and associated rooftop structures and other external and internal alterations. Linked to 17/03151/FULL

Plan Nos: Location Plan; Site Plan; L(00)100 rev A; L(00)101 rev A; L(00)102 rev A; L(00)103 rev A; L(00)104 rev A; L(00)105 rev A; L(00)106 rev A; L(00)107 rev A; L(00)120; L(00)121; L(00)122; L(00)123; L(00)126; L(00)127; L(00)130; L(00)132; L(00)200 rev J; L(00)201 rev J; L(00)202 rev J; L(00)203 rev I; L(00)204 rev G; L(00)205 rev G; L(00)206 rev G; L(00)207 rev I; L(00)208 rev B; L(00)220 rev F; L(00)221 rev F; L(00)222 rev D; L(00)223 rev C; L(00)224 rev D; L(00)225 rev D; L(00)226 rev B; L(00)227 rev D; L(00)230 rev B; L(00)231 rev A; L(00)232 rev B; L(00)200 rev J; L(00)233 rev A; L(00)234 rev A; L(00)235 rev B; A(66)201 rev B; A(66)202 rev B; A(66)204 rev A; A(66)301 rev B; A(66)302 rev B; A(66)304 rev B; L(00)300 rev C; L(00)301 rev D; L(00)302 rev B; L(00)303 rev B; L(00)304 rev B; L(00)305 rev B; L(00)306 rev B; L(00)307 rev B; Cover Letter (Montagu Evans); Design and Access Statement March 2017 (Purcell); Heritage Statement March 2017 (Purcell); Visual Impact Study (millerhare); Planning Statement April 2017 (Montagu Evans); Historic Environment Assessment March 2017.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 Trafalgar Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork,

architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof 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 Trafalgar Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:
- i) any new windows at a scale of 1:10 with x-sections at 1:5
 - ii) any new doors at a scale of 1:10
 - iii) new rooflights at a scale of 1:20

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 6 You must apply to us for approval of a methodology of any brick or stone cleaning that you may want to undertake. As part of this process, you must clean a sample area for inspection by the City Council, the location and size of the sample area to be agreed with the City Council in advance. You must not start work on cleaning until we have approved the methodology you have sent us.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:
S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.