

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 29 November 2022	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved West End	
Subject of Report	Burlington House, Piccadilly, London, W1J 0BD		
Proposal	Internal and external alterations associated with the repair, refurbishment and alteration of the schools accommodation, at lower ground, ground and roof levels; namely internal layout alterations, refurbishment and repair works; external alterations, including the provision of improved services, plant at roof level and new ventilation ductwork including a full height kitchen extract duct to the west elevation, restoration, replacement of existing glazing, roofing at the north elevation, provision of associated roof access equipment, reinstatement of original west entrance, replacement of East Yard tent with permanent extension building, alterations to East Yard ramp, and associated works. (Linked 21/08367/LBC)		
Agent	Gerald Eve		
On behalf of	The Royal Academy Of Arts		
Registered Number	21/08366/FULL & 21/08367/LBC	Date amended/ completed	7 December 2021
Date Application Received	7 December 2021		
Historic Building Grade	II-Star		
Conservation Area	Mayfair		
Neighbourhood Plan	Mayfair Neighbourhood Plan		

1. RECOMMENDATION

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

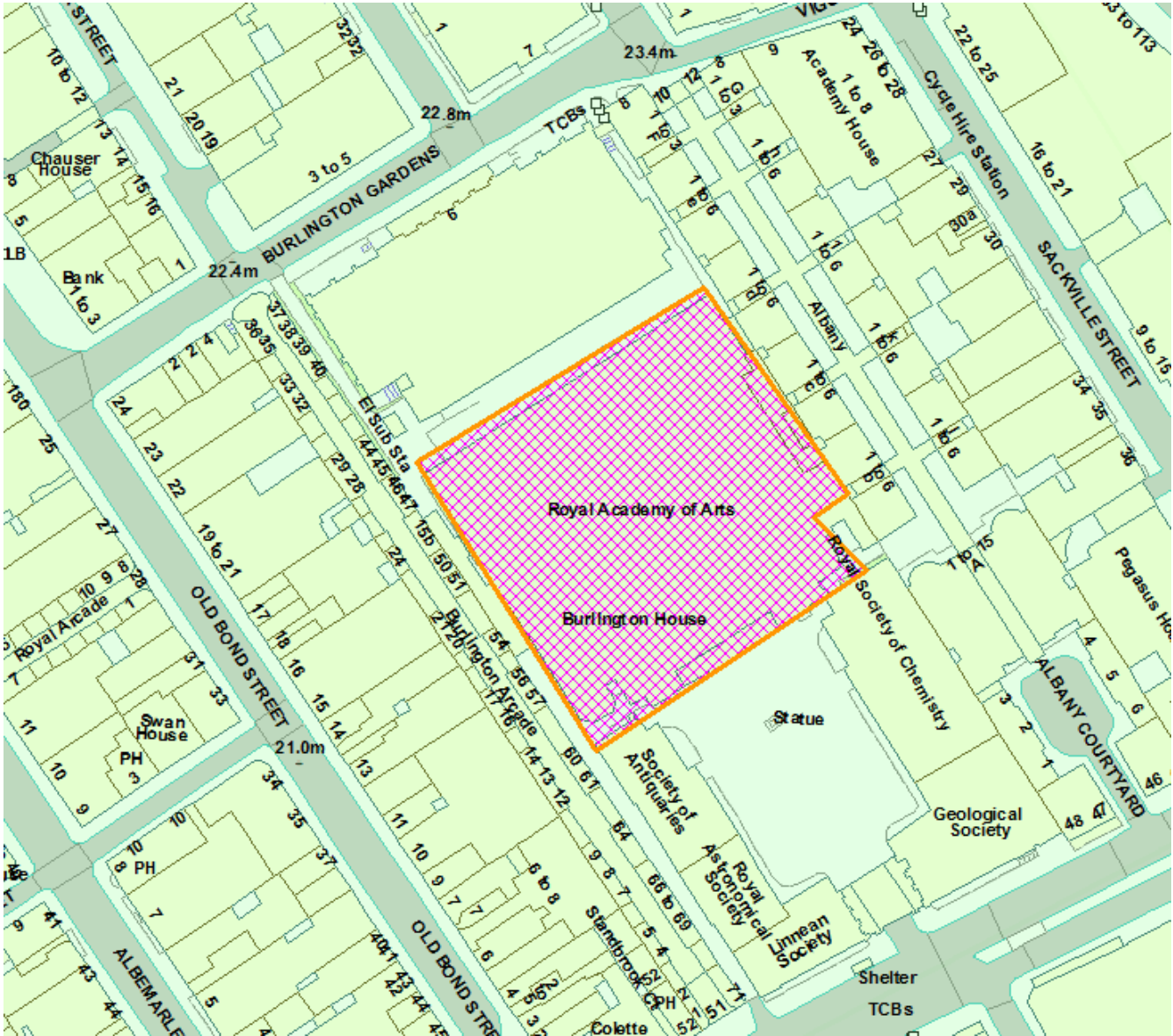
2. SUMMARY & KEY CONSIDERATIONS

The application proposes the refurbishment, reorganisation, and improvement of the Royal Academy Schools' accommodation, within Burlington House.

There are number alterations proposed, but the key issue is the impact of the East Yard Extension in amenity and heritage asset terms and strong objections have been received in relation to this part of the application.

Subject to conditions, the proposed alterations will maintain the special interest of the building and maintain the character and appearance of the surrounding conservation area and with stringent noise conditions to control internal noise levels, it is considered that the amenity of residents in Albany will not be harmed.

3. LOCATION PLAN



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4. PHOTOGRAPHS

View of East Yard looking south. Albany on the left.



View of East Yard looking north. Albany on the right.



5. CONSULTATIONS

5.1 Application Consultations

RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S

Any response to be reported verbally.

MAYFAIR RESIDENTS' GROUP

Any response to be reported verbally.

ENVIRONMENTAL HEALTH:

No objection subject to conditions

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

First consultation undertaken in December 2021

No. Consulted: 82

Total No. of replies: 3

No. of objections: 2

No. in support: 1

Two letters of objection on the following grounds;

- the extension should be considered a wholly new extension to Burlington House and not a replacement of a temporary building as permission was never granted for the temporary tent;
- amenity and living conditions of some flats in Albany to be severely detrimentally affected by light and noise pollution and loss of privacy.
- Inaccurate noise report.
- fire concerns regarding the use of machinery within the East Yard extension.

Re-consultation undertaken in April 2022 (following the submission of a revised acoustic report and Heritage Impact Assessment Addendum)

No. Consulted: 82

Total No. of replies: 1

No. of objections: 1 (withdrawn subject to imposition of conditions)

One of the objectors initially maintained their objections but proposed some stringent conditions. These were agreed by the applicant and form part of the draft conditions.

The other objector did not comment on the revised proposals

PRESS NOTICE/ SITE NOTICE:

Yes

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National

Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The Mayfair Neighbourhood Plan includes policies on a range of matters including public realm, directing growth, enhancing retail, commercial and public house uses, residential amenity, commercial growth, cultural and community uses, heritage, design, servicing and deliveries and environment and sustainability.

The plan has been through independent examination and was supported by local residents and businesses in a referendum held on 31 October 2019. It was adopted on 24 December 2019. It therefore forms part of the development plan for Westminster for development within the Mayfair neighbourhood area in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed later in this report.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The application relates to the Royal Academy, specifically the Schools' accommodation, within Burlington House which is a Grade II-Star listed building in the Mayfair Conservation Area to which it makes a positive contribution. The Royal Academy Schools is the country's oldest art school. It is an integral part of the Royal Academy of Arts and houses the Royal Academy's key mission activities: the 'making, exhibiting and discussion of art'.

There has been no significant refurbishment of the School since its current premises were built in 1868. The studio spaces are now inadequate, and its facilities are inaccessible to wheelchair users. Uncoordinated development of facilities, together with accompanying building services has taken place over many years, leading to less-than-ideal working conditions in spaces of diminished architectural quality.

The site is situated within the Mayfair Conservation Area and is adjacent to the Grade I listed Albany, a residential building hosting a number of flats.

7.2 Recent Relevant History

Planning permission granted 6 July 2021 for the replacement of basement window with door and provision of louvres on south elevation (facing Lovelace courtyard), layout alterations, restoration of existing windows, and associated works.

8. THE PROPOSAL

This application relates to the refurbishment, reorganisation and improvement of the Royal Academy Schools' accommodation. The refurbishment aims to transform the RA Schools to provide a professional, fully accessible, flexible, high quality work environment for its staff and students.

The project will reinstate key features of the original architectural layout and remove built-up clutter, such as wall linings and services installations, to allow the building's architecture to once again form the uncluttered backdrop to the Schools' activities, while conserving and protecting the special historic and architectural interest of the buildings and its surroundings which include the Mayfair Conservation Area and the setting of the Grade I listed Albany.

There are number alterations proposed, but the key element is the replacement of the East Yard Extension; existing redundant workshop exhaust ductwork and fans will also be removed as part of the proposal.

9. DETAILED CONSIDERATIONS

9.1 Land Use

London Plan policy SD4 states that the "unique concentration and diversity of cultural, arts, entertainment, night-time economy and tourism functions should be promoted and enhanced" and Policy HC5 supports "the continued growth and evolution" of London's culture and creative industries. The supporting text recognises the many economic and social benefits provided by London's rich cultural offer.

City Plan Policy 1 seeks to protect and enhance uses of international and/or national importance, the buildings that accommodate them, and the specialist clusters of uses within the city's most distinct places. Policy 15 aims to maintain and enhance the attractiveness of Westminster as a visitor destination. The policy encourages the protection, support and enhancement of arts and cultural uses, particularly in the Strategic Cultural Areas and commercial parts of the CAZ. The supporting text recognises the importance of the cluster of cultural and creative industries in Westminster to London's international reputation and visitor economy.

The existing lawful use of Burlington House is as a gallery (Class F1 (museum)), which the Schools accommodation forms an ancillary part. The proposal would allow the quality of accommodation for the Schools, and accordingly the quality of the education and experience provided, to be improved and the space made more accessible

The key issue in land use terms relates to the replacement of the East Yard tent. Historically the east yard has been used as a space for the making of art, more recently it has been used as wood and metal workshops by students of the School within a 140sqm tent filling the East Yards footprint. The new 106m² (GIA) east yard infill extension will replace the existing tent. Throughout the application it has become evident by objectors and the City Council that the existing tent structure has been in place for approximately 30 years without lawful consent. The accommodation provided within the existing tent is not fit for purpose for its current or potential future use, being neither acoustically nor or thermally insulated with an internal layout that is not accessible.

This proposal will see the replacement of the tent structure with a new part glazed and zinc-clad extension for studio purposes. A consent granted in July 2021 allows the workshops to be relocated to 6 Burlington Gardens.

Objectors believe that the approach of the applicants to justify the impacts of the East Yard Extension on the basis that it would be an improvement on the unlawful tent would be misguided and that once the "temporary" tent has been removed, the space between the RA and Albany should be cleaned up and left open. However, given the passage of time since the installation of the structure, the tent is now immune from enforcement action under the planning act (although listed building enforcement action could still be taken and a current enforcement case remains open). It would also be possible, given the lawful use of the site as a gallery, for the activities currently accommodated in the tent to take place within the open East Yard, should the tent be removed. Given this, and the supportive policies set out above, the principle of a replacement extension within the East Yard is considered acceptable in land use terms. The acoustic performance of the extension is set out below.

9.2 Environment & Sustainability

The roof and rooflights of the Shaw Studios (comprising the significant majority of exposed external surface area of the campus) will be completely rebuilt incorporating both insulation and air tightness membranes. The clerestory glazing of the Smirke Studios will be fully reglazed within thermally broken aluminium framing overlaid on the historic timber rafters limiting heat loss while dealing with the issues of water ingress that affect the existing glazing.

The existing heating system will be completely stripped out and replaced with new high efficiency radiant heating served by the Royal Academy's recently installed gas fired boilers. The installation has been designed to operate as part of a low temperature system, anticipating the future move to a heat pump energy source.

All of the Studio accommodation is naturally ventilated and will remain so, provided with new insulated ventilation louvres incorporated into the upgraded Shaw roof and Smirke clerestory glazing.

The East Yard extension has been designed to minimise both its embodied and operational carbon. A highly insulated lightweight timber structure is proposed consisting of a simple frame that will be quick and quiet to construct. The East Yard extension, providing new Studio accommodation relies on a domestic scaled MVHR (mechanical ventilation with heat recovery) unit for fresh air in winter.

A decentralised approach to the ventilation of interior spaces has been adopted with a series of small MVHR units serving small areas, reducing energy consumption as well as avoiding the need for extensive ductwork within the campus.

Cooling has been reduced to just two spaces within the campus to compensate for higher heat loads from video/performance equipment and occupancy.

The development has been designed to minimise the energy and carbon consumption associated with both the embodied and operational aspects of the scheme whilst also delivering the required functional improvements to the spaces and ensuring the improvements are sensitive to the heritage context of the listed building. The proposal therefore optimises the sustainability of the proposal within the constraints of the building. This complies with City Plan policies 36 and 38

9.3 Biodiversity & Greening

No biodiversity or greening is proposed as part of this application.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the LBCA Act') requires 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 LBCA Act requires 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 LBCA Act requires 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.*"

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that where development will have a visibly adverse effect upon a conservation area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded

familiar local views into, out of, within or across the area, it will not be permitted.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

Detailed design & impact on heritage assets

East Yard Infill Extension

The East Yard is a back-of-house area, hidden from public view. There are some views from rear windows in Albany, and Albany itself is clearly visible from the East Yard. The façades of both buildings are fairly plain, and this gives the East Yard a robust character.

In the East Yard there is an existing, unauthorised, single-storey tent-like structure. This is the subject of an open planning enforcement investigation. Therefore, the starting point for considering the design and heritage impacts, and acceptability (or otherwise), of the proposed East Yard Extension is from a position where there is no unauthorised extension in the East Yard.

The new extension minimizes its impact on the existing fabric of the building, and the design has been carefully considered to make use of materials complementary to the late Victorian architecture of building to which it is attached. The extension is also of light-weight construction and due to the discrete location of this extension it has a negligible impact on the significance of the building as a whole. It will comprise a simple, lean-to timber framed structure supported off a ground bearing reinforced concrete slab, and bearing onto the brick facade of Burlington House.

The timber frame will be clad externally with standing seam patinated zinc to both the east elevation and, in conjunction with rolled / dimpled double glazing, to the roof to provide a simply articulated volume within the confines of the East Yard.

The textured glass proposed for the rooflights has been selected to match the historic glass used within the Smirke clerestory and Shaw Studio glazing elsewhere in the building. This provides both a uniform non-directional distribution of natural light suitable for the studio use, and also provides privacy both for staff and students within as well as for the Albany residents adjacent.

The floor area of the new extension is essential, as it replaces the area that would be lost by the removal of the existing tented structure. The new extension will provide a higher quality space with better environmental controls and much improved natural light levels to illuminate the space itself and the adjoining rooms.

Objections have been received from and on behalf of residents in Albany, one of which has been withdrawn (subject to conditions which are discussed later in this report). The remaining objection, in design and heritage asset terms, stems in part from the unauthorised existing East Yard 'tent' structure. This is acknowledged to be unattractive,

and its removal would be beneficial to the appearance of the historic building and to the setting of Albany. However, that would not address the second part of the objection which is to the proposed extension both in principle and in terms of its detailed design and the objector states that the, “timber appendage seems to us to constitute a wholly inappropriate accretion to the great Grade II* Listed Building that is the RA, whose elegant eastern elevation should be restored and fully revealed...” The objector also challenges the need for the structure.

As noted above, the floorspace provided is deemed essential by the applicant and there is no reason to doubt that. Regarding the detailed design of the extension, as set out above it is acceptable and the objection is not supportable in heritage asset terms. Similarly, there is no objection in principle to this extension and it is the latest in a long line of additions to the building. The East Yard is not such a precious or architecturally significant space that it cannot contain a modest and carefully designed extension of the kind proposed.

Setting aside the issue of the unauthorised tent, when seen from Albany, the proposed East Yard extension will not appear incongruous or out of character. Therefore, the objection to it, in design and heritage asset terms, is not sustainable.

Alterations to the Smirke & Shaw studio rooflight glazing

The existing arrangement of rooflights dates from Shaw’s alterations and extension to the studios from 1883 - 1885. The Shaw rooflights were constructed from timber frames with thick cast-glass fixed into place with sprigs and putty then decorated. The rooflights are now in a poor condition, there are many areas where they have been leaking and several the panes are cracked. Some of the opaque glass has been replaced with Georgian wired glass. In the Shaw Studios some of the upper sections of glazing are framed in such a way that they may be opened to allow ventilation. Generally, these openable frames are also in a poor condition. The condition of the rooflights means that the internal finishes are constantly exposed to water ingress which has caused localised decay. Ad-hoc patch repairs are no longer sufficient to resolve the issue of this water ingress and a wider scope of repair is required which will remedy details which have led to the interiors being vulnerable to leaks caused by the external envelop.

Extensive works to refurbish these existing rooflights is proposed. A detailed study of the existing rooflights has been carried out and their thermal performance and light transmittance values reviewed. The proposed strategy for works to the rooflights is part of the holistic approach to improving the environmental performance of the Studios.

The current proposal is for all the existing glazing to be removed and recycled where possible. The existing timber frames forming the rooflight structures will be retained and repaired. However, due to their poor condition there may be some locations where replacement of the frames is necessary. If this is the case, the new frames will be timber and will match the details of the existing. The proposal is for the Smirke Studios to be double-glazed with a new slim double-glazed units that would be fitted in a modern aluminium glazing bar planted over the top of the existing timber frames. The Shaw Studio roofs would be re-glazed with laminated single glazing with new slim units on top of the existing frames with modern moulded aluminium glazing bars, to match the external details of the Smirke Studios. Glass has been sourced that will replicate the semi-translucent effect of the old glass. The proposed works would add slightly to the

depth of the rooflights.

The alterations to the rooflights are extensive, but this is a consequence of their current condition and the original fixing detail of the glass, which requires regular redecoration and frequent renewal of the putty. The proposal to over-clad the existing frames with a new glazing system will result in minor alterations to the existing rooflight elements and would cause less than substantial harm to the listed building. However, the existing rooflight details make them vulnerable to water ingress and their thermal performance is poor compared to modern standards.

The proposed rooflight system will not change the internal appearance of the rooflights and would only lead to a very minimal change to their external appearance. The improvement to the thermal performance of the external envelop and the long-term protection to the internal fabric due to improved weather-tightness more than sufficiently outweigh the very slight harm caused by the alteration, in this case the proposal would be justifiable.

Proposed structural works to Shaw studios north wall and studio

The existing north wall of the Shaw Studios is brickwork wall on stepped, brick, foundation. The wall supports the existing roof via principal trusses spaced at 8'-6" (approx. 2.6m) centres. Previous work has shown that the wall is a brick and a half thick and narrows to 9" (approx. 228mm) at the decorative panels. Survey work shows that the wall is being pushed out at the top by the roof load, and the additional load imposed by the new roof build up and new glazing will increase the load of the roof and therefore cause further problems for the wall. Therefore, the wall structure will have to be strengthened.

The submitted application included underpinning the north wall. An alternative approach, which is less invasive has been developed, involving adding cross-ties within the space, as well as installing brackets and horizontal beams. This would result in the introduction of some, small, visible elements within the Studio including the brackets and beams running horizontally. However, it would remove the need for underpinning to the north wall included in the original application (which would have represented a greater level of intervention to the listed building).

To strengthen the partition wall between Studio and the Life Drawing Room, the existing columns currently embedded in the timber partition between the rooms will be supplemented with a new line of columns in the Shaw Studio. Fabricated from steel, they will be connected at the top original trusses of the Shaw Studio roof. The columns will all be concealed behind new wall linings with only the column top and connection detail visible from the room. These elements would be painted to match the rest of the decoration of the Studio.

These alterations are acceptable in heritage asset terms and are essential to preserve the structural integrity of the historic fabric in this part of this part of the building.

Staircase alterations

The exact period of construction of the existing staircase and bridge at the eastern branch of the Cast Corridor is unknown. It does not appear on Smirke's original plans of 1867 and they are different to those on a Shaw drawing of 1883. It is likely that they date

from Shaw's time and were a modification to his design or were constructed shortly afterwards. Their purpose was to link the Schools to the raised ground floor to the Lecture Theatre above. The second part of the staircase from the mezzanine up has long since been removed.

The stair no longer functions as access to the ground floor. Its only current function is to access the digital workshop on the basement mezzanine above the Workshops and the Architecture Studio. The proposal in these spaces involves removal of modern mezzanines and therefore the staircase and bridge will cease to have any function. It is proposed that the former Art Handling space to the south of the staircase is converted to a new Time Based Media Studio. Access to the basement mezzanine level would be required so, rather than constructing a new staircase within the constricted TMB studio area, it is proposed that the existing staircase to the bridge is utilised as the access to the mezzanine workshop.

A study was undertaken to establish if the landing at the bridge could be extended southwards to the south wall and if a new opening could be cut through the south wall (which at this level springs into a vault) to connect to the new TMB studio. The study found that the door would be possible as the extended landing would not allow enough head room over the existing staircase as it winds up from basement to the second half landing.

This proposal reconfigures the staircase to allow it to work as the new access to the TBM studio while continuing to access the existing bridge. It involves modifying the existing staircase so that it winds in the opposite direction which will alter the configuration of the surviving staircase. This would require removing the existing handrail and gate, dismantling the stone steps and the supporting wall. The stone steps would then be assessed for reuse. It could be possible to refinish their underside and reconstruct the staircase so that it rises in the opposite direction and accesses an extend Portland stone landing to the south wall adjacent to the new opening to the basement mezzanine level. In this proposal the stone steps would be reused, and the existing metal balustrade reworked to provide the necessary guarding using the maximum amount of historic material.

While the existing staircase gave some clue as the physical connection of the Schools to the Lecture Theatre in the gallery spaces above, it had clearly been altered before and is a fragment of this link. By reversing the stair, the history of the link can still be understood and the security gate and bridge will survive. The redressing of the underside of the existing Portland stone steps will create a surface that has a newer appearance and will represent the honesty in this reconstruction. The works could be fully documented and added to the RA's existing archive material. The proposal will reuse the maximum amount of historic fabric and the architectural feature of the bridge would be retained. Therefore, although the proposals are radical, the benefit outweighs the less than substantial harm in heritage asset terms.

West elevation alterations

There is a requirement to improve the air intake and the extracts from the cooking and dining areas. The existing arrangement relies on basic extract grilles and louvres on the west facade of Burlington House, just above the existing arched window to the kitchen.

The existing extract grilles and louvres will be removed and the brickwork made good. To provide adequate air extract from the kitchen and canteen it is proposed that new ductwork for air extract are passed through the south wall of the Kitchen so they penetrate to the external area above the main basement door. The extract ductwork will be suspended from the ceiling over the external covered area adjacent to the main basement door and penetrate the south wall to the boiler room. The ductwork will then be brought through an existing louvred opening in the west wall and be surface mounted to rise up to the roof level where it can exhaust. The ductwork will be set off the wall to avoid the cornice and be formed in galvanized steel with access hatches, two access platforms, and a fixed ladder for maintenance purposes.

The west façade of Burlington House has become utilitarian in nature. It is not a publicly visible area and is on the side of the building which is used for servicing. Alternative routes and ways to provide the ventilation and extract systems have been explored but, as space within riser spaces is extremely limited and it is essential to avoid the interiors of the gallery spaces above, the proposal is the least disruptive option. The area already incorporates a number of surface-mounted services, and in this context the addition of further surface mounted ductwork is acceptable.

West entrance: reinstatement of the historic door and lobby

The doors, fanlight and inner lobby at the west end of the Cast Corridor were constructed by Shaw in 1883-1885, when the principal entrance to the Schools was relocated from the east to the west elevation. The historic door and lobby was temporarily removed during the 2015-2019 phase of works to provide a temporary art handling route to the main galleries and a temporary wider door was installed in place of the outer door in 2015 which remains at present.

It is proposed to remove the temporary door and frame and to reinstate the original door, fanlight and inner lobby, which will be taken out of storage and rebuilt, to in their historic form, at the west end of the Cast Corridor. This is beneficial in heritage asset terms and will return the external arrangement and west end of the Cast Corridor back to its 1885 appearance.

Cast corridor alterations

The Cast Corridor is one of the most significant spaces in the Schools. It was part of the original construction by Smirke, of 1867-71, although it was altered by Shaw in 1883-85 when the main entrance to the Schools was repositioned from the east to the west elevation. Shaw also extended the eastern end of the corridor to incorporate the new access to the Cottage staircase (the Cottage overlooks the East Yard). In the mid-twentieth century the east end of the Cast Corridor was closed off to create the current Wood Workshop, through which access was still permitted to get to the Cottage Studios and the East Yard.

The proposed works to the Cast Corridor seek to retain and enhance the character and significance of this space by restoring it to its original length by removal of the Wood Workshop. Various alterations are also proposed include fire compartmentation and four new openings into the new Canteen, Kitchen and Bar. Two of these openings will incorporate glazed double doors, the other two will be fixed internal windows. All openings will have fanlights, similar to the pattern of the fanlights above the studio windows.

The proposed modifications to create further glazed screens and doors between the proposed converted spaces and the corridor are essential to allow these new spaces to work and to provide the visual connection to the rest of the Schools. The modifications will be carried out in a sensitive manner, using the design of existing elements as the basis, and using materials that would match the existing. As these proposals would not change the essential character of the Cast Corridor, the proposed modifications are carefully and fully justified and, overall, beneficial to the Cast Corridor in heritage asset terms,

Cast corridor: installation of platform lift

The eastern branch of the Cast Corridor has been modified since its original construction by Smirke in 1867-71. Major modifications were carried out by Shaw from 1883-1885, and the appearance and character of the eastern branch of the Cast Corridor remains much as it did in 1885.

To provide level access to the Eastern Studios, Architecture Studio, and Time-Based Media Studios, a platform lift is proposed to overcome the four steps at the north end of the eastern branch of the Cast Corridor. It is proposed to install a Sesame Lift, which will incorporate sections of the historic York stone steps and landing. When in its closed position the lift will be invisible in the corridor.

The installation of the platform lift will result in some loss of historic fabric. However, the intervention is as minimal as possible and involves cutting a section of the existing steps so they can be incorporated into the steel frame of the platform lift. A lift pit will be formed and areas of York stone flagstones reused as the flooring of the new platform. Although, this alteration causes some slight harm in heritage asset terms, the long term benefits to improve accessibility more than sufficiently outweighs that very low level of less than substantial harm.

Roof: additional services

The location of WCs, and Time Based Media Studios, deep in the plan of the building requires new ventilation ductwork to provide fresh air and extract. The only option is to mechanically ventilate these areas and a design has been developed to provide air intake and exhaust ductwork in the north-west Octagon riser which would rise to roof level.

For the toilets the intake ventilation ductwork would rise up through the building in the north-west Octagon riser and penetrate the roof to the northwest of the Octagon rooflight. The proposed ductwork would be connected to an external fan on top of the existing services pod, adjacent to the existing dry air coolers. The exhaust air would be taken up in separate ductwork in the north-west Octagon riser. This ductwork would penetrate the low wall at roof level just to the north of the Octagon rooflight. This duct would rise up to parapet level.

For the Time Based Media Studios, the air intake and exhaust would use ductwork concealed in the new floor with a riser in the north-east Octagon service riser connecting up to the roof level. It is proposed that the ducts would penetrate through the raised brickwork wall between the Octagon roof and the adjoining gallery to the north and terminate one metre above the roof finish level.

The roof over the galleries at Burlington House is invisible from all public areas of the adjoining streets and public areas, and it provides space for the mechanical and electrical plant required to service the gallery spaces below. In this context the proposal to add further surface mounted ductwork and an external fan at roof level is acceptable in design and heritage asset terms.

9.5 Residential Amenity

Strong objections have been received in amenity terms to the East Yard infill extension, primarily relating to potential noise and disturbance to residential properties in Albany, particularly from events such as exhibitions, parties, dinners, wedding receptions and corporate events. Objectors are also concerned that light spillage would be harmful to the amenity of residents in Albany.

The proposed replacement extension would be set back further from the Albany than the existing temporary tent structure but is very similar in scale and volume. It is designed with a monopitch leaving space for a 1.2m passageway along the boundary, for maintenance and emergency access only. This is controlled by condition.

Daylight and sunlight

The applicant has submitted a daylight and sunlight assessment which has been carried out with reference to the recommended Building Research Establishment (BRE) guidelines (2011).

Daylight

The most commonly used BRE method for assessing daylighting matters is the 'vertical sky component' (VSC), which measures the amount of sky that is visible from the outside face of a window. If the VSC achieves 27% or more, the BRE advise that the window will have the potential to provide good levels of daylight. It also suggests that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change. The BRE stresses that the numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the circumstances. The BRE guidelines seek to protect daylighting to living rooms, kitchens and bedrooms.

Where the layout of affected room is known, the daylight distribution test can plot the 'no sky line' (NSL) which is a point on a working plane in a room between where the sky can and cannot be seen. Comparing the existing situation and proposed daylight distributions helps assess the likely impact a development will have. If, following construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this is likely to be noticeable to the occupants.

Sunlight

With regard to sunlighting, the BRE guidelines state that where the amount of sunlight to an existing window is already limited and would be reduced by more than 20% as a result of a development, and has a 4% loss in total annual sunlight hours, the window is likely to be adversely affected. Only windows facing within 90 degrees of due south of

the proposed development need to be tested.

The daylight and sunlight report assesses the impact of the development on windows at the closet properties to the site namely; apartments B2, C1, C2 and D1 within The Albany.

The report demonstrates that there is no change at all to the daylight and sunlight levels currently received and as such each of the above properties will fully meet the BRE criteria for daylight (VSC and NSL) and sunlight (APSH). The report also sets out that “as both the existing tent structure and the proposed development sit within the lee of the other neighbouring properties, this means that even if there were no existing tent structure within the east yard, this assessment would not be affected.”

Sense of Enclosure

The envelope of the proposed replacement structure in the East Yard is very similar to that of the existing temporary tent structure, although it is pitched so that it becomes lower moving toward the Albany’s west elevation. The proposed development would not, consequently, increase the massing or the sense of enclosure experienced by neighbouring residential properties in the Albany.

Noise

New dedicated plant will be centrally located on the western roof of the Royal Academy and a full height kitchen extract duct is proposed on the west elevation. Following objections raised to the initially submitted report, a revised acoustic report has been received which incorporates the results of a further round of noise monitoring closer to the Albany. Environmental Health consider that, taking into consideration the proposed plant, distance attenuation, on site screening, the location of the plant and the proposed attenuation, the noise levels at the nearest residential receptors are predicted to comply with standard noise conditions. Objectors believe that background noise levels at ground floor within the Albany may be lower still than set out within the revised report. Plant is conditioned to be only operational between 07:00 hours and 23:00 and a further post-commissioning report is required to demonstrate that the standard noise conditions can be met prior to the plant being operational.

With regard to noise associated with activity, the proposed East Wing extension has been designed to accommodate studio space. This use is quieter than the existing workshop activity in the tent and would, therefore, result in a reduction in activity levels and any noise which may be associated with it. The proposal has also been designed to meet the relevant modern acoustic insulation standards for buildings. This is a further improvement over the existing situation, where there is a tented structure which does not provide significant acoustic insulation.

The report also provides an assessment of the potential for noise breakout to impact on the neighbouring residential properties. Objectors are concerned that there are inaccuracies within the report and that it relies on inaccurate calculations to demonstrate that internal noise levels can be met.

The applicant has provided a further updated noise assessment that takes into account

the equation correction suggested by the objector. Contributions from the natural ventilation opening have been removed, as this has been omitted from the scheme, and the acoustic performance of the rooflight has been updated. The report shows that the expected level of noise egress to the Albany is well below the proposed noise limits. Environmental Health confirm that the proposed calculations demonstrate that the predicted noise levels are likely to comply with the proposed condition relating to noise from internal activity. The report indicates it would achieve both the day (5dB below) criteria and night (10dB) criteria.

One of the objectors has helpfully suggested conditions that they say will address their concerns and remove their objection in amenity terms, and the applicant has confirmed that they agree to the conditions. These conditions seek to limit internal noise levels within the East Yard extension and require a post-commissioning report to demonstrate that these levels may be met.

Privacy and Light Spillage

The main elevation of the east yard infill extension, facing the Albany, is zinc clad and has been designed without windows or glazed openings in order to protect the amenity of the neighbouring properties to the east within the Albany. There are no direct views across from within the extension toward the Albany's windows with the exception of the glazed doors to the entrance lobby into the extension, where any risk of overlooking is mitigated by the Albany's existing wall at this level which rises to a height in excess of 2.1m.

The windows in the pitched roof of the proposed structure are provided with an internal tensioned blind system fitted to the underside of the rafters. These fully guided blinds will offer full blackout providing both flexibility in the use of the studios during the day as well as preventing any night-time light-spill to the outside, avoiding adverse amenity impacts on Albany residents. The motorised blinds will be controllable during daylight hours to allow attenuation of light levels by the Schools and can be automatically controlled to close during night-time hours in response to daylight/timer controls. The operation of these blinds is controlled by condition.

9.6 Transportation, Accessibility & Servicing

This proposal maintains the same transport, accessibility, and servicing arrangements as existing. No alterations the access is proposed.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

9.8 Other Considerations

An objection has been raised on the grounds that the "temporary" tent itself, combined with the various large machines and combustible materials stored within it, constitutes a

fire hazard. It is considered that the replacement of the tent with a permanent structure improves the current situation regarding potential fire hazards.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

With stringent noise conditions to control internal noise levels, it is considered that the proposals would not result in harm to the amenity of residents in Albany.

In design and heritage asset terms, there are some limited aspects of the proposal which cause a low level of less than substantial harm. However, there are also significant improvements in heritage asset terms and the alterations are necessary to secure the long-term future of the Schools and to preserve the fabric of the building and its special historic and architectural interest.

As such, whilst being mindful of policies 38, 39 and 40 of the City Plan 2019-2040, given the substantial public benefits that would be delivered in terms of providing up-to-date and accessible educational facilities along with some heritage gains, the proposal is considered acceptable in terms of its impact on the affected designated heritage assets. Therefore, the recommendation to grant conditional planning permission and listed building consent is compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

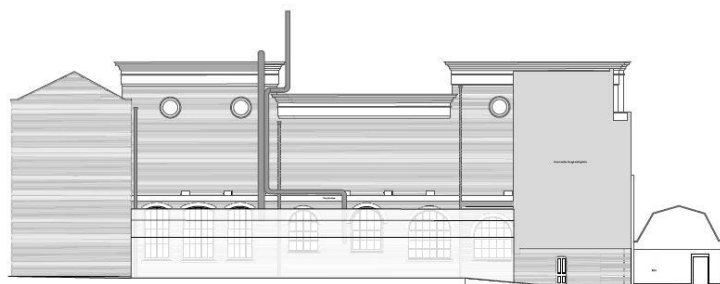
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council’s website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JO PALMER BY EMAIL AT jpalme@westminster.gov.uk

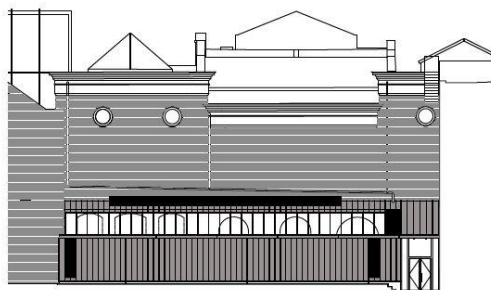
11. KEY DRAWINGS

2.5 Summary of proposed alterations





01 Building School East Elevation As Existing



02 Building School East Elevation As Proposed (DCA)

Figure 95: (top): East Elevation as Existing. Figure 96: (bottom): East Elevation as Proposed (DCA).

Heritage Impact Assessment

The East Elevation of the Royal Academy building and the South Elevation of the Cottage are very much a back of house elevations. The elevations are completely hidden from the public view and due to the buildings adjoining the site, it is impossible to get distant views of these elevations. The original architectural fenestration and door openings were fairly utilitarian reflecting the nature of these elevations. The removal of the existing tent structure would be beneficial to the appearance of the historic building. The new extension will cause less than substantial harm to the historic building in that it results in three windows being converted into doorways but to minimize the impact to the external elevations the new design has been carefully considered to make use of complementary materials to the late Victorian architecture. The extension is also of light-weight construction which could be seen as reversible and due to the discrete location of this extension it has a negligible impact on the significance of the building as a whole.

Justification

The proposals would permanently remove the existing tented structure that currently blights the East Elevation and severely diminishes the natural light levels within the adjoining rooms. This element of the proposal is a heritage gain. The floor area of the new extension is essential, as it supplements the area that would be lost by the removal of the existing tented structure. It should be noted that the new extension will provide a higher quality space with better environmental controls and much improved natural light levels to illuminate the space itself and the adjoining rooms.

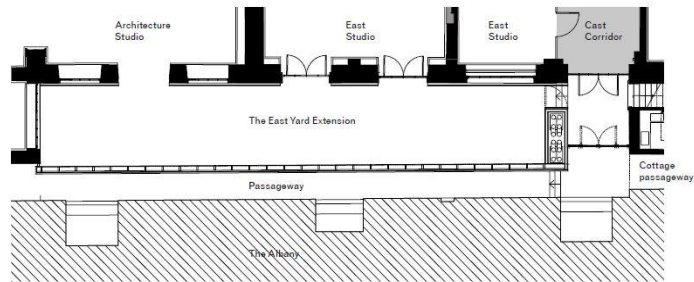
While the new extension would lead to less than substantial harm to the historic fabric, in particular the modification of the three windows into internal doorways, the rest of the extension has been detailed in a way that it could be completely removed without harming this historic building. Due to the ultimate benefits that this proposal would make to the overall operations of the Schools and to the aesthetic improvements to the East Yard, the proposal is justifiable.

5.3 East Yard Extension plans

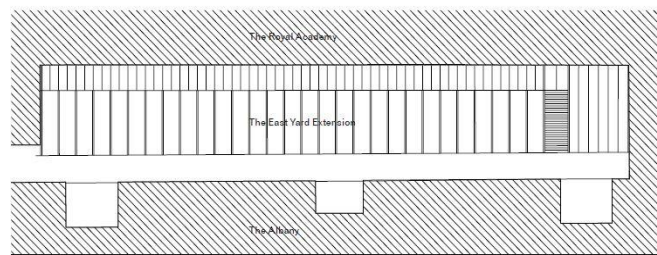
The new 106m² (GIA) extension will provide much needed new studio accommodation to replace that lost through the creation of the new link as part of the RA masterplan in 2018.

Three existing windows within the east elevation of Burlington House will be opened up to floor level to provide level access out into the extension from the studios within.

A new lobby at the northern end of the extension will provide access to the Cast corridor to the west as well as entrances to the Cottages to the north and the East Yard Extension to the south.



Plan of the East Yard Extension within the East Yard



Roof Plan of the East Yard Extension within the East Yard

2.5 Summary of proposed alterations



2.4 Proposed access and circulation

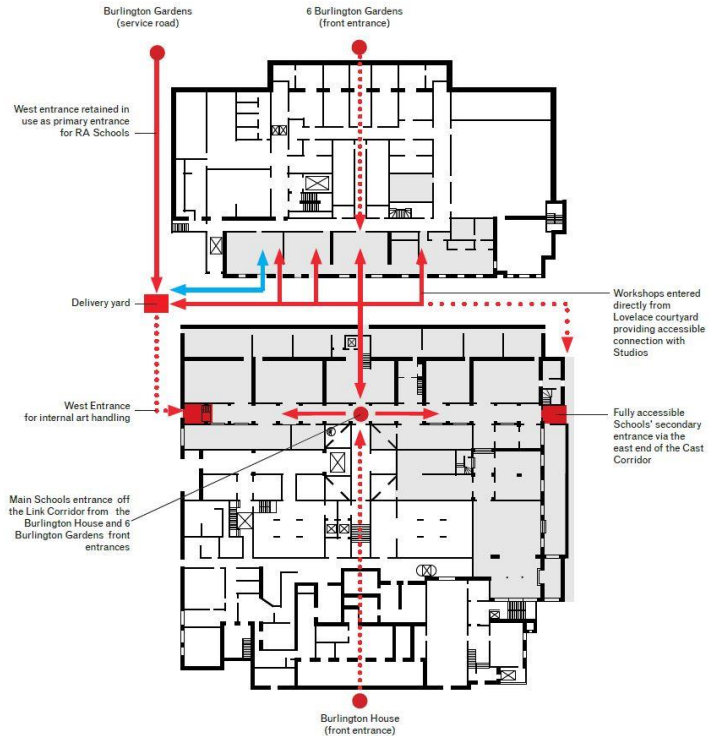
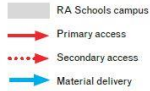
This page shows and describes the amended proposed access and circulation

The Schools' main entrance is at the centre of the Schools cast corridor, reached from the Burlington House 6 Burlington Gardens front entrances providing fully accessible access for staff and students.

The central courtyard entrance onto the Lovelace Courtyard from the Shaw Studios provides the principal fully paved and accessible route linking the studios and new workshops.

This is supported by secondary entrances at the west end of the Cast Corridor (compromised by the existing stair), and a reinstated (fully accessible) lobbied entrance at the east end of Cast Corridor, reached from the Lovelace Courtyard through the Cottage passageway.

The route along the eastern boundary with the Albany will no longer be used for the regular and noisy use of for the delivery of materials to the workshops, with deliveries going directly into the new workshops at the west end of the Lovelace Courtyard.



DRAFT DECISION LETTER OF PLANNING APPLICATION

Address: Burlington House, Piccadilly, London, W1J 0BD

Proposal: Internal and external alterations associated with the repair, refurbishment and alteration of the schools accommodation, at lower ground, ground and roof levels; namely internal layout alterations, refurbishment and repair works; external alterations, including the provision of improved services, plant at roof level and new ventilation ductwork including a full height kitchen extract duct to the west elevation, restoration, replacement of existing glazing, roofing at the north elevation, provision of associated roof access equipment, reinstatement of original west entrance, replacement of East Yard tent with permanent extension building, alterations to East Yard ramp, and associated works. (Linked 21/08367/LBC)

Reference: 21/08366/FULL

Plan Nos: 610_PL_GA005 RevA; 610_PL_GA006 RevA; 610_PL_GA042 RevA;
610_PL_GA047 RevA; 610_PL_GA101 RevB; 610_PL_GA102 RevB;
610_PL_GA103 RevB; 610_PL_GA106 RevB; 610_PL_GA107 RevB;
610_PL_GA108 RevB; 610_PL_GA120 RevA; 610_PL_GA121 RevA;
610_PL_GA122 RevA; 610_PL_GA271 RevA; 610_PL_GA282 RevA;
610_PL_GA285 RevA; 610_PL_GA301 RevA; 610_PL_GA302 RevA;
610_PL_GA303 RevA; 610_PL_GA304 RevA; 610_PL_GA305 RevA;
610_PL_GA306 RevA; 610_PL_GA307 RevA; 610_PL_GA308 RevA;
610_PL_GA310 Rev B; 610_PL_GA311 Rev B; 610_PL_GA312 Rev B;
610_PL_GA313 Rev B; 610_PL_GA320 RevA; 610_PL_GA321 RevA;
610_PL_GA322 RevA; 610_PL_GA323 RevA; 610_PL_GA324 RevA;
610_PL_GA401 RevA; 610_PL_GA402 RevA; 610_PL_GA403 RevA;
610_PL_GA404 RevA; 610_PL_GA405 RevA; 610_PL_GA410 RevA;
610_PL_GA411 RevA; 610_PL_GA412 RevA; 610_PL_GA413 RevA;
610_PL_GA414 RevA; 610_PL_GA415 RevA; 610_PL_GA416 RevA;
610_PL_GA417 RevA; 610_PL_GA418 RevA; 610_PL_GA419 RevA;
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610_PL_GA702 RevB; 610_PL_GA703 RevA; 610_PL_GA704 RevA;
610_SU020 RevA; 610_SU021 RevA; 610_SU029 RevA; 610_SU034 RevA;
610_SU101 RevA; 610_SU102 RevA; 610_SU103 RevA; 610_SU106 RevA;
610_SU107 RevA; 610_SU108 RevA; 610_SU121 RevA; 610_SU122 RevA;
610_SU123 RevA; 610_SU130 RevA; 610_SU131 RevA; 610_SU280 RevA;
610_SU290 RevA; 610_SU291 RevA; 610_SU292 RevA; 610_SU293 RevA;
610_SU301 RevA; 610_SU302 RevA; 610_SU303 RevA; 610_SU304 RevA;
610_SU305 RevA; 610_SU306 RevA; 610_SU307 RevA; 610_SU308 RevA;
610_SU401 RevA; 610_SU410 RevA; 610_SU411 RevA; 610_SU412 RevA;
610_SU413 RevA; 610_SU414 RevA; 610_SU415 RevA; 610_SU416 RevA;
610_SU417 RevA; 610_SU418 RevA; 610_SU419 RevA; 610_SU420 RevA;
610_SU421 RevA; 610_SU422 RevA; 610_SU423 RevA; 610_SU424 RevA;
610_SU425 RevA; 610_SU426 RevA; 610_SU427 RevA; 610_SU428 RevA;
610_SU430 RevA; 610_SU501 RevA; 610_SU502 RevA; 610_SU503 RevA;

610_SU504 RevA; 610_SU505 RevA; 610_SU506 RevA; 610_SU601 RevA;
 610_SU602 RevA; 610_SU603 RevA; 610_SU604 RevA; 610_SU605 RevA;
 610_SU703 RevA; 610_SU704 RevA; SK_213; 21142-R04-H Planning Noise
 Report; Ventilation kitchen extract Statement - Rev B; 1154_00_02 00; 1154_00_03
 00; 1154_01_02 00; 1154_00_31 00; 1154_00_32 00; 1154_00_33 00; 1154_00_41
 00; 1154_00_42 00; 1154_00_43 00; 1154_01_31 00; 1154_01_32 00; 1154_01_33
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 00; 1154_06_15 00; 1154_06_16 00; 1154_07_02 00; 1154_07_03 00; 1154_07_12
 00; 1154_07_13 00; 1154_11_02 01; 1154_11_31 00; 1154_11_32 01; 1154_11_33
 01; 1154_11_41 00; 1154_11_42 01; 1154_11_43 01; 1154_12_31 00; 1154_12_32
 01; 1154_12_33 01; 1154_16_07 01; 1154_16_08 01; 1154_16_09 00; 1154_16_10
 01; 1154_17_04 01; 1154_18_21 00; 1154_18_22 00; 1154_18_24 00; 1154_18_41
 00; 1154_18_42; SK_213 REV 00

Case Officer: Matthew Pendleton

Direct Tel. No. 07866039923

Recommended Condition(s) and Reason(s)

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

Reason:

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

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 3
 1. Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the East Yard Extension hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB (07:00 – 23:00) or 10 dB (23:00-07:00) below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.
 2. Where noise emitted from the proposed internal activity in the development will

contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the East Yard Extension hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB (07:00 – 23:00) or 15 dB (23:00-07:00) below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

3. Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- a. The location of most affected noise sensitive receptor location and the most affected window of it;
- b. Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- c. Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- d. The lowest existing LA90, 15 mins measurement recorded under (c) above;
- e. Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
- f. The proposed maximum noise level to be emitted by the activity.

Reason:

As set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in nearby noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R47BC)

- 4 No part of the East-facing wall of the East Yard Extension facing Albany [within the area outlined in red on Drawing number; SK_213 REV 00] shall be openable, transparent, or translucent.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 5 The glass that you put in the roof of the East Yard Extension must not be clear glass, and none of the roof may be openable. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have given our written approval for the sample. You must then install the type of glass we have approved and must not change it without our permission. All glazing shall be obscured with automated black-out blinds which close fully (so that no interior light is visible outside of the structure) during the hours of darkness. The blinds shall remain in operation throughout the life of the structure.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 6
1. Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 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 in writing 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 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 in writing 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 written 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 LA90 (15 minutes) 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R46AC)

- 7 You must not use the East Yard Extension or operate its plant/machinery that we have allowed (other than to carry out the survey required by this condition) until you have carried out and sent us a post-commissioning noise survey and we have approved the details of the survey in writing. The post-commissioning noise survey must demonstrate that all internal activity and plant/machinery in the East Yard Extension complies with the noise criteria set out in conditions 3 and 6 of this permission.

Reason:

As set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. (R51BC).

- 8 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the Environmental Supplementary Planning Document (February 2022). (R48AB)

- 9 The plant/machinery hereby permitted shall not be operated except between 07:00 hours and 23:00 hours daily. (C46CA)

Reason:

To safeguard the amenity of occupiers of noise sensitive receptors and the area generally by ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) the Environmental Supplementary Planning Document (February 2022). (R46CC)

- 10 The passageway between the East Yard Extension and the wall of Albany blocks B, C and D must be used for maintenance and emergency access only.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

- 11 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 Under the Construction (Design and Management) Regulations 2015, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following: , , * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible; , , * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant. Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 3 Conditions 6 and 9 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. (182AA)
- 4 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (including date decision and planning reference number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

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

DRAFT DECISION LETTER OF LISTED BUILDING CONSENT

Address: Burlington House, Piccadilly, London, W1J 0BD

Proposal: Internal and external alterations associated with the repair, refurbishment and alteration of the schools accommodation, at lower ground, ground and roof levels; namely internal layout alterations, refurbishment and repair works; external alterations, including the provision of improved services, plant at roof level and new ventilation ductwork including a full height kitchen extract duct to the west elevation, restoration, replacement of existing glazing, roofing at the north elevation, provision of associated roof access equipment, reinstatement of original west entrance, replacement of East Yard tent with permanent extension building, alterations to East Yard ramp, and associated works. (Linked 21/08366/FULL)

Reference: 21/08367/LBC

Plan Nos: 610_PL_GA005 RevA; 610_PL_GA006 RevA; 610_PL_GA042 RevA;
610_PL_GA047 RevA; 610_PL_GA101 RevB; 610_PL_GA102 RevB;
610_PL_GA103 RevB; 610_PL_GA106 RevB; 610_PL_GA107 RevB;
610_PL_GA108 RevB; 610_PL_GA120 RevA; 610_PL_GA121 RevA;
610_PL_GA122 RevA; 610_PL_GA271 RevA; 610_PL_GA282 RevA;
610_PL_GA285 RevA; 610_PL_GA301 RevA; 610_PL_GA302 RevA;
610_PL_GA303 RevA; 610_PL_GA304 RevA; 610_PL_GA305 RevA;
610_PL_GA306 RevA; 610_PL_GA307 RevA; 610_PL_GA308 RevA;
610_PL_GA310 Rev B; 610_PL_GA311 Rev B; 610_PL_GA312 Rev B;
610_PL_GA313 Rev B; 610_PL_GA320 RevA; 610_PL_GA321 RevA;
610_PL_GA322 RevA; 610_PL_GA323 RevA; 610_PL_GA324 RevA;
610_PL_GA401 RevA; 610_PL_GA402 RevA; 610_PL_GA403 RevA;
610_PL_GA404 RevA; 610_PL_GA405 RevA; 610_PL_GA410 RevA;
610_PL_GA411 RevA; 610_PL_GA412 RevA; 610_PL_GA413 RevA;
610_PL_GA414 RevA; 610_PL_GA415 RevA; 610_PL_GA416 RevA;
610_PL_GA417 RevA; 610_PL_GA418 RevA; 610_PL_GA419 RevA;
610_PL_GA501 RevA; 610_PL_GA502 RevA; 610_PL_GA503 RevA;
610_PL_GA504 RevA; 610_PL_GA505 RevA; 610_PL_GA506 RevA;
610_PL_GA601 RevA; 610_PL_GA602 RevA; 610_PL_GA603 RevA;
610_PL_GA604 RevA; 610_PL_GA605 RevA; 610_PL_GA701 RevB;
610_PL_GA702 RevB; 610_PL_GA703 RevA; 610_PL_GA704 RevA; 610_SU020
RevA; 610_SU021 RevA; 610_SU029 RevA; 610_SU034 RevA; 610_SU101 RevA;
610_SU102 RevA; 610_SU103 RevA; 610_SU106 RevA; 610_SU107 RevA;
610_SU108 RevA; 610_SU121 RevA; 610_SU122 RevA; 610_SU123 RevA;
610_SU130 RevA; 610_SU131 RevA; 610_SU280 RevA; 610_SU290 RevA;
610_SU291 RevA; 610_SU292 RevA; 610_SU293 RevA; 610_SU301 RevA;
610_SU302 RevA; 610_SU303 RevA; 610_SU304 RevA; 610_SU305 RevA;
610_SU306 RevA; 610_SU307 RevA; 610_SU308 RevA; 610_SU401 RevA;
610_SU410 RevA; 610_SU411 RevA; 610_SU412 RevA; 610_SU413 RevA;
610_SU414 RevA; 610_SU415 RevA; 610_SU416 RevA; 610_SU417 RevA;
610_SU418 RevA; 610_SU419 RevA; 610_SU420 RevA; 610_SU421 RevA;
610_SU422 RevA; 610_SU423 RevA; 610_SU424 RevA; 610_SU425 RevA;
610_SU426 RevA; 610_SU427 RevA; 610_SU428 RevA; 610_SU430 RevA;
610_SU501 RevA; 610_SU502 RevA; 610_SU503 RevA; 610_SU504 RevA;

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610_SU505 RevA; 610_SU506 RevA; 610_SU601 RevA; 610_SU602 RevA;
610_SU603 RevA; 610_SU604 RevA; 610_SU605 RevA; 610_SU703 RevA;
610_SU704 RevA; SK_213; 21142-R04-H Planning Noise Report; P2509 Daylight &
Sunlight Report; Ventilation kitchen extract Statement - Rev B;
1154_00_02 00; 1154_00_03 00; 1154_01_02 00; 1154_00_31 00; 1154_00_32 00;
1154_00_33 00; 1154_00_41 00; 1154_00_42 00; 1154_00_43 00; 1154_01_31 00;
1154_01_32 00; 1154_01_33 00; 1154_01_41 00; 1154_01_42 00; 1154_01_43 00;
1154_06_05 00; 1154_06_06 00; 1154_06_15 00; 1154_06_16 00; 1154_07_02 00;
1154_07_03 00; 1154_07_12 00; 1154_07_13 00; 1154_11_02 01; 1154_11_31 00;
1154_11_32 01; 1154_11_33 01; 1154_11_41 00; 1154_11_42 01; 1154_11_43 01;
1154_12_31 00; 1154_12_32 01; 1154_12_33 01; 1154_16_07 01; 1154_16_08 01;
1154_16_09 00; 1154_16_10 01; 1154_17_04 01; 1154_18_21 00; 1154_18_22 00;
1154_18_24 00; 1154_18_41 00; 1154_18_42.

Case Officer: Matthew Pendleton

Direct Tel. No. 07866 039923

Recommended Condition(s) and Reason(s)

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

Reason:

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 Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 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 Mayfair Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (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 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, the London Plan (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF., , In reaching this decision the following were of particular relevance:, Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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.