

Louise Francis  
Pending Applications  
Development Planning  
City of Westminster  
PO Box 732  
Redhill, RH1 9FL

Our Ref: **2016/5346/P**  
Your Ref:  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

10 November 2016

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Request for Observations to Adjoining Borough - No objection**

Address:  
**Royal College Of Surgeons Of England**

**39-43 Lincoln's Inn Fields**

**London  
WC2A 3PE**

#### Proposal:

Request for observations from the City of Westminster for partial demolition, refurbishment and redevelopment of the Royal College of Surgeons (Barry Building: 39-43 Lincoln's Inn Fields) to provide new accommodation for the College (Class D1); including alterations at roof level and a new building comprising 2 levels of basement, ground and six upper floors, set behind the retained front range of the Barry Building. Installation of associated plant and equipment; alterations to the front forecourt of the building to provide level access and cycle parking; and associated works.

Drawing Nos: Letter from Westminster dated 29/9/16.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Conditions and Reasons:



## Informative(s):

### 1 Reason for no objection.

The application site sites immediately to the south of the Bloomsbury Conservation Area, with its frontage along the south side of Lincoln's Inn Fields, a Grade II\* Registered Park and Garden. There are also a large number of Grade I, II\* and I listed buildings within Camden within the vicinity of the application site. Development on this site could potentially impact on the setting of the surrounding heritage assets.

The development incorporates changes at roof level, including additional development and a glazed atrium roof. The 'Assessment of Visual Impact of the Proposed Development' includes an existing and proposed view from within Lincoln's Inn Fields which shows that the top of the proposed atrium rooflight above the additional sixth storey, and the facing materials of the sixth floor accommodation would be visible above the height of the existing building. While the proposals constitute a change, it is considered that this additional development will be visually recessive due to the set back and proposed materials (glazed atrium and bronzed framed curtain walling). There are clear heritage benefits proposed as part of the scheme, including the repair and restoration of the facade of the Grade II\* Barry Building within the application site, as well as other public benefits delivered by the scheme through the enlargement of the Hunterian Museum and improved access provision throughout the Royal College of Surgeons. Therefore any minor harm would be clearly outweighed in line with paragraph 134 of the NPPF. There is therefore no objection to the proposed scheme in terms of impacts on the setting of identified heritage assets.

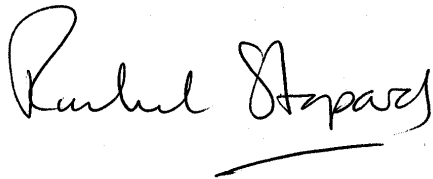
With regards to the new accommodation for the D1 use, it is considered to not impact greatly on the existing highway network. The proposed development should not provide any additional vehicle parking spaces, the area is a controlled parking zone and the cycle parking proposed (additional 240) is compliant with London Plan standards. The site is located in a highly accessible area (PTAL 6b excellent) where access to a variety of sustainable transport modes is available. Accordingly, the proposed development is not anticipated to result in adverse impact upon the local highway network. The proposed external alterations to the building will not impact upon pedestrian movements. However Camden transport officers recommend that the Camden are consulted on the Construction Management Plan, the proposal to be secured as Car-free and have proposed cycle parking to London Plan standards and have access to disabled parking.

It is considered that the roof plants and equipment for the D1 use, would not create a material impact to the resident's amenity, due to the distance between the proposal and the residential properties. Camden noise officers considered that there may be issues during construction it would be prudent for Camden to have an input into an agreed in the full demolition/construction plan. Mechanical plant noise will be covered by condition from Westminster Council.

With regards to contamination comments, the building to the west of the college is a historical Landfill site which is considered very high risk as the potential of gas production is assumed. Camden's contamination officer recommend that Westminster would apply Contaminated Land Condition (HR) for High Risk Situations of the following; HR1- Submission of Scheme of Assessment, HR2 Site Investigation and Submission of a Remediation Scheme and HR3 Reporting and Management of Significant Additional Contamination.

Such nature of proposals would create no material impact on the local transport network or the amenity of Camden residents and businesses. It is therefore recommended that LB of Westminster be advised that no objections are raised and the application should be assessed under Westminster's policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard  
Executive Director Supporting Communities