

<b>Committee:</b>	<b>Date:</b>
Planning and Transportation	14 July 2015
<b>Subject:</b> Barbican Trade Centre Golden Lane London EC2Y 8DS Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.	<b>Public</b>
<b>Ward:</b> Cripplegate	<b>For Decision</b>
<b>Registered No:</b> 15/00203/FULL	<b>Registered on:</b> 20 March 2015
<b>Conservation Area:</b> No	<b>Listed Building:</b> Grade II

### Summary

The proposal is for alterations to the ground and first floor elevations and podium level floor of Exhibition Hall 1 in association with the occupation of the premises by the London Film School.

A number of objections to the scheme have been raised although the principal grounds of objection relate not to the development as applied for but to the use that is to be made of the building by the London Film School and the potential for loss of amenity to neighbouring residential occupiers.

The committee are respectfully reminded that in this instance the use of the exhibition hall by the London Film School would be lawful in accordance with the provisions of the Use Classes Order 1997 (as amended) and as a consequence matters pertaining to the use of the building are not relevant to determination of this application.

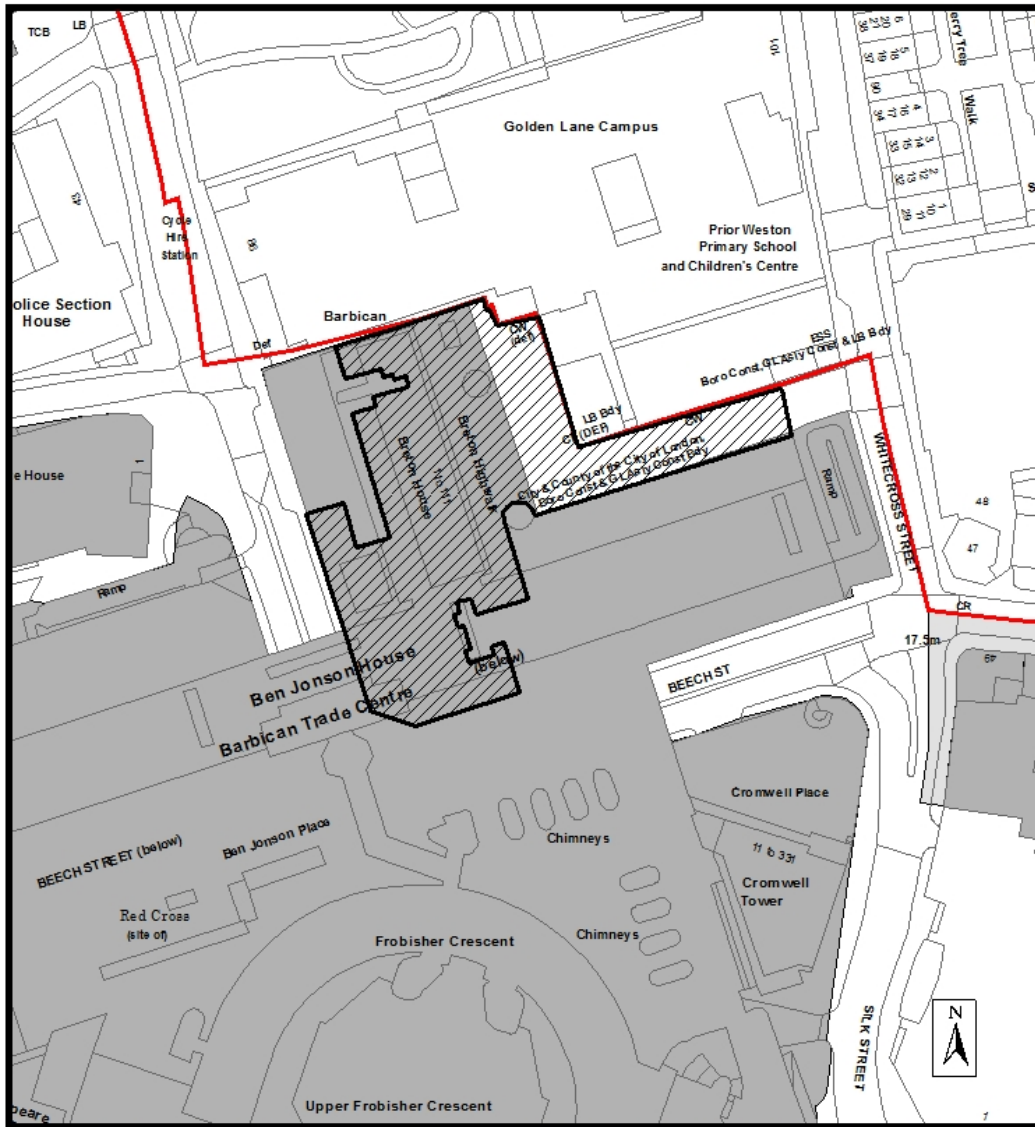
It is considered that the proposed external alterations represent high quality contemporary design that would sympathetically upgrade the listed building and would not detract from the setting of nearby designated heritage assets. Imposition of planning conditions would protect residential amenity, while the removal of the steel framed curtain walling and panels from the exterior elevations, although causing less than substantial harm to the listed building, would be outweighed by the public benefit associated with the opportunity for a sympathetic and beneficial use to be made of the listed building and for associated enhancements to its appearance.

There is a separate report Ref: 15/00204/LBC before Committee relating to an application for Listed Building Consent.

## Recommendation

That planning permission is granted for the above proposal in accordance with the details set out in the attached schedule.

### Site Location Plan



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ADDRESS:  
Barbican Trade Centre, Golden Lane

CASE No.  
15/00203/FULL & 15/00204/LBC

- SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY
- CITY OF LONDON BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



15/00203/FULL

## **Main Report**

### **Site**

1. The site is located at the northern edge of the Barbican complex, a Grade II listed building, east of Golden Lane, and comprises the western section of Exhibition Hall '1'. Beech Street lies to the south and Whitecross Street to the east. Open areas surrounding the buildings form part of the Grade II\* listed Barbican Historic Park and Garden.
2. The area proposed for the Film School use includes the main entrance to the Exhibition Hall, and forms the ground and first floor of the Barbican buildings in this location with the podium level walkway utilising the space above. There is a service yard serving the Exhibition Hall to the rear, which is shared with a cinema facility. Exhibition Hall 2 is located opposite the entrance on the west side of Golden Lane, while Ben Jonson House and Breton House, two residential towers, stand on pilotis above the podium directly above Exhibition Hall 1.
3. The main structure of Exhibition Hall 1 was completed to the designs of Chamberlin, Powell and Bon in 1965-71 as part of the Barbican Estate, and fitted out in 1979-81 by John and Sylvia Reid. The building, in common with much of the Barbican, is brutalist in style and has elevations of steel-framed curtain walling, beneath an exposed bush-hammered concrete swept parapet. A recessed entrance provides public access off Golden Lane.
4. The eastern part of Exhibition Hall 1 has been converted to form new cinemas, and associated facilities for the Barbican Arts Centre. A private compound off Whitecross Street to the east, shared with the cinema complex, provides a service access with loading and unloading facilities to the rear of the building.
5. The existing exhibition hall use and proposed scholastic use of Exhibition Hall '1' both fall within Class D1 (non-residential institutions) of the Use Classes Order 1987 (as amended). Consequently permission is not required for use of the building by the London Film School.

### **Relevant Planning History**

6. Permission for the use of this part of the Barbican Trade Centre as an exhibition hall was granted in October 1980.
7. Planning permission was granted subject to conditions on 27th June 2011 Ref: 10/00876/FULLR3 for a change of use and conversion of the eastern part of Exhibition Hall '1' to a mixed use as a Cinema (Use Class D2) and cafe/restaurant (Use Class A3). Change of use of the existing Barbican Exhibition Hall 1, Class (D1), to a cinema complex with two auditoriums, Class D2, (2135sq.m), a restaurant, Class A3, (718sq.m) and retail space for either Class A1 or Class A3 use, (169sq.m). This permission has been implemented.

## **Proposal**

8. The proposal arises as a result of the intended relocation to the Barbican of the London Film School (LFS) from premises outside of the City. An exhibition hall and a film school both fall within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and as such planning permission for a change of use is not required, there being no change between use classes.
9. The LFS has agreed the demise and heads of terms with the landlord (The City of London). A small area is to be retained by the Barbican, while the remainder of the original exhibition hall has already been developed as a cinema complex.
10. For the avoidance of doubt and in order to provide assurance to interested parties that matters which cannot otherwise be controlled through planning conditions will be satisfactorily addressed within the terms of the lease, particulars of the lease are attached to this report (see background papers).
11. Planning permission is sought for development comprising:
  - Provision of upgraded replacement windows, doors and panels and creation of new openings to the ground and first floor Golden Lane elevation of the building, below podium level. At first floor level the windows replacing the metal framing system would have a similar spacing of mullions to the existing. Larger panes of glazing would be provided at the ground floor. Within the entranceway undercroft, dark coloured concrete panels would line the back wall integrating with a matching dark coloured soffit and dark coloured replacement ground pavements.
  - Within the service yard, the rear elevation to the ground and first floor of the of the building below the level of the podium level parapet would be partially re-built with new brickwork panels and doors, in lieu of existing concertina style security doors and panels. An etched glass canopy supported from a steel frame would be provided in order to protect equipment during loading and unloading of vehicles.
  - Installation of louvres to the west facing elevation of an existing but currently unused brick built plant housing at podium level above the principal entranceway off Golden Lane on the west side of Breton House, and to the east facing elevation of a redundant cooling tower enclosure at podium level adjacent to the service area on the east side of Breton House. The flat roofs to both housings would be raised by 0.25m. The louvres would provide terminals for new internal plant ductwork and would be directed away from Breton House and Ben Jonson House.

## **Consultations**

### **City of London Consultations**

12. The Director of Markets and Consumer Protection has recommended that conditions be imposed in respect of noise emissions, vibration, plant maintenance and the implementation of protective measures during demolition and construction phases in order to address the potential disturbance to the residential environment associated with the development.
13. The views of other City of London departments have been taken into account in the preparation of this scheme.

### **External Consultations**

14. Historic England has acknowledged that the proposed design reflects pre-application discussions about the future treatment of currently underused areas within the Barbican complex and has recommended that the 'application should be determined in accordance with national and local policy guidance, and on the basis of City of London Corporation specialist conservation advice'.
15. Notification of the planning application was sent to 314 residential address points. Representations have been received from 23 residents and their comments can be summarised as follows:
  - Unacceptable levels of noise would emanate from the air conditioning extract louvres;
  - There would be loss of light to residential windows resulting from the increased height (0.25m) of the podium level plant enclosures;
  - Potential for the demolition works to disturb the structure above;
  - Request has been made for advance surveys of residential properties prior to demolition work followed by monitoring during the progress of the works;
  - Plant room louvres would be sited too close to residential windows;
  - Unacceptable levels of noise, vibration and disturbance that would arise during demolition and construction;
  - Requirement for protection of existing services during construction and de-construction;
  - Heightening of the podium level plant enclosure roofs would have a detrimental impact upon the Historic Park and Garden.
16. Additional comments relating to the use of the building which extend beyond the scope of this application can be summarised as:
  - Diminishment of the quiet enjoyment of residential property as a result of noise and disturbance arising from the use of the premises and specifically from loading and unloading, sound leakage from cinema, studio space and workshop, lack of restriction on operating hours, plant noise and vibration, noise and vibration transmission

through the building structure, and in respect of light pollution, generation of additional waste and refuse, and catering smells.

17. All issues relating to neighbour representations have been addressed in sections 39 to 47 below.

### **Policy Context**

18. The development plan consists of the London Plan and the City of London Local Plan. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
19. There is relevant City of London and GLA supplementary planning guidance in respect of Sustainable Design and Construction.
20. Government Guidance is contained in the National Planning Policy Framework (NPPF).

### **Considerations**

21. The Corporation, in determining the planning application has the following main statutory duties to perform:-
  - to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);
  - to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
  - to have regard to the provisions of the NPPF
  - In considering whether to grant planning permission for development which affects a listed building or its setting, to 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. (S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
22. The principal issues in considering this application are:
  - The extent to which the proposals comply with Government policy advice (NPPF) and with the relevant policies of the Development Plan;
  - The principle of development;
  - The impact of the proposal on the character and significance of designated heritage assets; specifically - whether the proposed external alterations would be sympathetic to the character and appearance of this part of the Barbican complex;
  - The impact on the amenity of the neighbouring residential environment; specifically - whether the proposed external ventilation grilles would be satisfactorily attenuated and whether

satisfactory measures would be put in place to mitigate de-construction and construction.

### The Principle of Development

23. The proposal would assist in facilitating the provision of a high quality, specialised, educational environment that would meet the needs of the London Film School and would contribute positively to the reinforcement of the Barbican Cultural Hub initiative.
24. The proposal would assist in addressing the under-use of the building in its present form, enabling an economically viable and sustainable alternative use to be made of the listed building that would benefit the economy, support the role of the City whilst providing benefit to the local community.
25. The proposal would accord with Local Plan Core Strategic Policy CS22 which seeks to maximise opportunities for the City's communities to access educational facilities.

### Design - External alterations

26. A new frontage would be created to Golden Lane. The steel-framed curtain walling and entrance doors below the swept concrete parapet would be removed and replaced with a new glazing system and entranceway. The stainless steel columns would be rebuilt with a concrete finish, with a reconfigured ramp, steps and entrance behind. The entrance recess would be lined in dark grey concrete panels with a decorative finish applied, and a concrete bench would be formed at the edge of the ramp, with illuminated signage suspended above.
27. The new curtain walling would reflect the proportions and appearance of the existing steel framed system which occurs across the Barbican, whilst providing a contemporary frontage that would allow more daylight to enter the internal space. The new structural glazing at first floor level would be framed with dark coloured aluminium with subtle fritting to the lower section, opening sections and a vertical fin incorporated with the vertical mullions across the elevations. The design and finish of the new system would reflect the detailing of the original curtain walling across other parts of the Estate, as well as harmonising with the treatment of new facades including those on Cinemas 2 and 3.
28. The brick walling section under Ben Jonson House would be opened up to provide a frontage to the Film School, with set-back glazed panels at ground floor and a continuation of the new curtain walling at first floor.
29. A new glazed opening would be formed at the ground floor of the next bay to the south, by the junction with Beech Street. The area above and the splayed corner onto Beech Street, which conceal services that are outside the demise of the proposed Film School, would be clad with bronze aluminium panels to match the finish used on the Arts Centre and cinema entrances. Directional signage would be installed on the corner.
30. The new openings and additional areas of glazing to the Golden Lane elevation would activate the Golden Lane frontage which is at present



unfriendly and lacking in activity. The new openings and activation at street level would provide a slight enhancement to Beech Street tunnel, adjacent to the site.

31. The elevation to the service yard would be altered to incorporate new doors, louvres, glazing and a projecting canopy. The steel framed curtain walling, which is solid rather than glazed to this elevation, would be removed and replaced with dark brown aluminium panels and louvres to match the treatment used on the adjacent cinemas.
32. The brick enclosure that houses the goods lift would be modified to remove the top section and expose the concrete parapet, resulting in an improved appearance to the listed building.
33. A canopy would be installed over the loading bay entrance, beneath the concrete parapet, designed to protect equipment being transported as well as mitigate potential noise. The canopy would be of etched glass and suspended off stainless steel rods. The proposed canopy would be a minimal intervention, which would not detract from the significance of the listed building in this discreet location facing the service yard.
34. Two existing plant enclosures at podium level would be re-used in connection with the proposed Film School. There is one enclosure between Breton House and Ben Jonson House and a second above the service yard behind Breton House. Both enclosures would have their roof levels raised by 250mm with new roof coverings added. Metal attenuated louvres would be installed within the enclosures, which would be directed away from the residential blocks in both instances. The alterations to the plant enclosures would be minimal and would not have an adverse impact on the listed building or registered landscape.

#### Setting of Listed Buildings and Historic Parks and Gardens

35. The grade II listed former Cripplegate Institute, No 1 Golden Lane, is located opposite the entrance to Exhibition Hall 1 on the west side of the street. It is an imposing seven storey red brick Victorian building design by Sidney Smith, built in 1894 and substantially altered and extended in the 1980s. It is set back from the street frontage at an angle with trees, planting and railings in the foreground.
36. It is considered that the proposal, by reason of its sympathetic design, limited scale and generous separation distances would not have a detrimental impact on the setting of the Cripplegate Institute.
37. The Grade II listed Barbican complex is integral with the Barbican Grade II\* Historic Park and Garden. The Barbican landscape is recorded on the Register of Historic Parks and Gardens as Grade II\*. It is characterised by a series of public, communal, and domestic gardens, courtyards, and squares which forms an integral part of the architecture of the estate.
38. Although the podium level plant rooms lie within the Historic Park and Garden, they form part of the Barbican Listed Building. Given the diminutive scale of the plant room extensions, it is considered that the impact of the extensions on the setting of the adjoining Historic Park and Garden would be negligible and would not detract from its special

significance. The setting of the Historic Park and Garden would be preserved.

#### Amenity

39. In respect of mechanical plant installations this report can only address the impact of any noise emissions that would emanate from the proposed louvre locations at podium level. Noise pollution associated with existing plant systems within the building would be covered by environmental health legislation and would fall outside the remit of this application.
40. Further to recommendation from the Department of Markets and Consumer Protection, conditions would be imposed to protect the surrounding residential environment from the potentially detrimental effects of noise and fume emissions associated with the proposed louvre locations.
41. Additional conditions would be imposed to protect the surrounding residential environment from the effects of demolition and construction.
42. Because of the nature of the application it would not be possible to impose conditions in respect of any activity related to the use of the building by the London Film School.

#### Neighbour Representations

43. 311 residents were notified by letter of the application. 22 letters of objection and 1 letter of support have been received. The objections relate principally to the intended use of the building by the London Film School, rather than in respect of the development proposal. This would appear to be grounded in the perception that similar issues would prevail to the extent encountered with the change of use and conversion of the eastern wing of the same exhibition hall to a cinema complex.
44. In the case of the cinema complex development, it was necessary for the applicant to seek permission for a change of use from Class D1 use to Class D2 and A3 uses. In that instance the Local Planning Authority was able to impose a comprehensive range of planning conditions to address neighbour concerns.
45. In this instance, there would not be a change between use classes, as a film school (an educational establishment) and an exhibition hall both fall within Class D1 use. Consequently it is not possible to attach the same conditions that were applied in respect of the conversion of the exhibition hall to a public cinema. It is however anticipated that such matters would be addressed within the terms of the lease. Correspondence has been received from the project architect setting out a range of covenants that would be entered into within the terms of the lease, in response to issues raised by the Barbican Association in respect of the use of the building. The correspondence from Nicholas Hare Architects is included for clarification purposes (see background papers).
46. Concern has been expressed that the raising of the height of the podium level plant rooms would restrict daylight and sunlight penetration to nearby domestic windows. The plant enclosures would be heightened by

a nominal 0.25m. Having regard to the separation distance between the plant enclosures and the nearest windows, the resulting daylight levels would fall within acceptable parameters as indicated by BS 8206 (2008). As such there would be no unacceptable overshadowing of residential property

47. All other concerns raised by neighbours that are specific to the application would be satisfactorily addressed through imposition of conditions. Issues that cannot be addressed through planning conditions would where possible be addressed within the terms of the lease.

#### Listed Building Consent

48. A separate application has been made Ref: 15/00204/LBC for listed building consent. In addition to the external works considered within this report, the listed building application addresses a range of proposed works to the interior of the building for which planning permission would not be required.

#### **Conclusion**

49. The proposed external alterations would sympathetically upgrade the listed building and would not detract from the setting of nearby designated heritage assets.
50. The proposal would, subject to conditions, not result in serious loss of amenity to the occupiers of adjoining buildings as might result from noise emissions associated with mechanical plant, odors or from loss of natural light or as a result of the de-construction and construction process.
51. The proposed works would not be detrimental to the special architectural and historic interest of the listed building.

## **Background Papers**

### Internal

Department of Markets and Consumer Protection – Memo dated 27<sup>th</sup> May 2015

### External

Historic England – Consultation responses 20<sup>th</sup> & 21<sup>st</sup> April 2015

Lease Particulars – Nicholas Hare Architects 28<sup>th</sup> May 2015

Andrea Kantor – Email 20 May 2015

Helen Hulson – Email 14 May 2015

Ben Jonson House Group – Email 15 May 2015

Bruce Badger – Email 14 May 2015

John Whitehead – Letter 14 May 2015

Jacques and Gillian Parry – Email 14 May 2015

Norman Rea – Email 14 May 2015

Veronika Lukasova – Email 14 May 2015

Howard and Jill Picton – Email 13 May 2015

James Munro – Email 13 May 2015

J L Burdett – Email 13 May 2015

Justina Badger – Email 13 May 2015

Tony Peel – Email 13 May 2015

J S Rink – Email 13 May 2015

John A Murch – Email 13 May 2015

Sara Marley – Email 12 May 2015

Matthew Hart – Email 12 May 2015

Stephen O'Hanlon – Email 11 May 2015

Hazel Brothers – Email 10 May 2015

Brigid Curtis – Email 8 May 2015

EM Hammond – Email 7 May 2015

Jan and Mike Greensmith – Email 1 May 2015

Mark Lemanski – Email 20 April 2015

## **Appendix A**

### **London Plan Policies**

The London Plan policies which are most relevant to this application are set out below:

Policy 2.10 Enhance and promote the unique international, national and London wide roles of the Central Activities Zone (CAZ) and as a strategically important, globally-oriented financial and business services centre.

Policy 3.18 Support proposals that enhance school and educational facilities and resist loss of education facilities unless it can be demonstrated there is no on-going or future demand. Encourage multiple use of educational facilities for community or recreational use

Policy 7.2 All new development in London to achieve the highest standards of accessible and inclusive design.

Policy 7.3 Creation of safe, secure and appropriately accessible environments.

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.8 Development should identify, value, conserve, restore, re-use and incorporate heritage assets, conserve the significance of heritage assets and their settings and make provision for the protection of archaeological resources, landscapes and significant memorials.

Policy 7.15 Minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

## Relevant Local Plan Policies

### ***CS10 Promote high quality environment***

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

#### ***DM10.1 New development***

To require all developments, including alterations and extensions to existing buildings, to be of a high standard of design and to avoid harm to the townscape and public realm, by ensuring that:

- a) the bulk and massing of schemes are appropriate in relation to their surroundings and have due regard to the general scale, height, building lines, character, historic interest and significance, urban grain and materials of the locality and relate well to the character of streets, squares, lanes, alleys and passageways;
- b) all development is of a high standard of design and architectural detail with elevations that have an appropriate depth and quality of modelling;
- c) appropriate, high quality and durable materials are used;
- d) the design and materials avoid unacceptable wind impacts at street level or intrusive solar glare impacts on the surrounding townscape and public realm;
- e) development has attractive and visually interesting street level elevations, providing active frontages wherever possible to maintain or enhance the vitality of the City's streets;
- f) the design of the roof is visually integrated into the overall design of the building when seen from both street level views and higher level viewpoints;
- g) plant and building services equipment are fully screened from view and integrated in to the design of the building. Installations that would adversely affect the character, appearance or amenities of the buildings or area will be resisted;
- h) servicing entrances are designed to minimise their effects on the appearance of the building and street scene and are fully integrated into the building's design;
- i) there is provision of appropriate hard and soft landscaping, including appropriate boundary treatments;
- j) the external illumination of buildings is carefully designed to ensure visual sensitivity, minimal energy use and light pollution, and the discreet integration of light fittings into the building design;
- k) there is provision of amenity space, where appropriate;
- l) there is the highest standard of accessible and inclusive design.

### ***DM10.8 Access and inclusive design***

To achieve an environment that meets the highest standards of accessibility and inclusive design in all developments (both new and refurbished), open spaces and streets, ensuring that the City of London is:

- a) inclusive and safe for of all who wish to use it, regardless of disability, age, gender, ethnicity, faith or economic circumstance;
- b) convenient and welcoming with no disabling barriers, ensuring that everyone can experience independence without undue effort, separation or special treatment;
- c) responsive to the needs of all users who visit, work or live in the City, whilst recognising that one solution might not work for all.

### ***CS11 Encourage art, heritage and culture***

To maintain and enhance the City's contribution to London's world-class cultural status and to enable the City's communities to access a range of arts, heritage and cultural experiences, in accordance with the City Corporation's Destination Strategy.

#### ***DM11.1 Visitor, Arts and Cultural***

- 1) To resist the loss of existing visitor, arts and cultural facilities unless:
  - a) replacement facilities are provided on-site or within the vicinity which meet the needs of the City's communities; or
  - b) they can be delivered from other facilities without leading to or increasing any shortfall in provision, and it has been demonstrated that there is no demand for another similar use on the site; or
  - c) it has been demonstrated that there is no realistic prospect of the premises being used for a similar purpose in the foreseeable future.
- 2) Proposals resulting in the loss of visitor, arts and cultural facilities must be accompanied by evidence of the lack of need for those facilities. Loss of facilities will only be permitted where it has been demonstrated that the existing floorspace has been actively marketed as a visitor, arts or cultural facility at reasonable terms.

### ***CS12 Conserve or enhance heritage assets***

To conserve or enhance the significance of the City's heritage assets and their settings, and provide an attractive environment for the City's communities and visitors.

### ***DM12.1 Change affecting heritage assets***

1. To sustain and enhance heritage assets, their settings and significance.
2. Development proposals, including proposals for telecommunications infrastructure, that have an effect upon heritage assets, including their settings, should be accompanied by supporting information to assess and evaluate the significance of heritage assets and the degree of impact caused by the development.
3. The loss of routes and spaces that contribute to the character and historic interest of the City will be resisted.
4. Development will be required to respect the significance, character, scale and amenities of surrounding heritage assets and spaces and their settings.
5. Proposals for sustainable development, including the incorporation of climate change adaptation measures, must be sensitive to heritage assets.

### ***DM12.3 Listed buildings***

1. To resist the demolition of listed buildings.
2. To grant consent for the alteration or change of use of a listed building only where this would not detract from its special architectural or historic interest, character and significance or its setting.

### ***CS15 Creation of sustainable development***

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

### ***DM15.1 Sustainability requirements***

1. Sustainability Statements must be submitted with all planning applications in order to ensure that sustainability is integrated into designs for all development.
2. For major development (including new development and refurbishment) the Sustainability Statement should include as a minimum:
  - a) BREEAM or Code for Sustainable Homes pre-assessment;
  - b) an energy statement in line with London Plan requirements;
  - c) demonstration of climate change resilience measures.



3. BREEAM or Code for Sustainable Homes assessments should demonstrate sustainability in aspects which are of particular significance in the City's high density urban environment. Developers should aim to achieve the maximum possible credits to address the City's priorities.
4. Innovative sustainability solutions will be encouraged to ensure that the City's buildings remain at the forefront of sustainable building design. Details should be included in the Sustainability Statement.
5. Planning conditions will be used to ensure that Local Plan assessment targets are met.

### ***DM15.2 Energy and CO2 emissions***

1. Development design must take account of location, building orientation, internal layouts and landscaping to reduce likely energy consumption.
2. For all major development energy assessments must be submitted with the application demonstrating:
  - a) energy efficiency - showing the maximum improvement over current Building Regulations to achieve the required Fabric Energy Efficiency Standards;
  - b) carbon compliance levels required to meet national targets for zero carbon development using low and zero carbon technologies, where feasible;
  - c) where on-site carbon emission reduction is unviable, offsetting of residual CO2 emissions through "allowable solutions" for the lifetime of the building to achieve national targets for zero-carbon homes and non-domestic buildings. Achievement of zero carbon buildings in advance of national target dates will be encouraged;
  - d) anticipated residual power loads and routes for supply.

### ***DM15.6 Air quality***

1. Developers will be required to consider the impact of their proposals on air quality and, where appropriate, provide an Air Quality Impact Assessment.
2. Development that would result in deterioration of the City's nitrogen dioxide or PM10 pollution levels will be resisted.
3. Major developments will be required to maximise credits for the pollution section of the BREEAM or Code for Sustainable Homes assessment relating to on-site emissions of oxides of nitrogen (NOx).
4. Developers will be encouraged to install non-combustion low and zero carbon energy technology. A detailed air quality impact assessment will be required for combustion based low and zero carbon

technologies, such as CHP plant and biomass or biofuel boilers, and necessary mitigation must be approved by the City Corporation.

5. Construction and deconstruction and the transport of construction materials and waste must be carried out in such a way as to minimise air quality impacts.

6. Air intake points should be located away from existing and potential pollution sources (e.g. busy roads and combustion flues). All combustion flues should terminate above the roof height of the tallest building in the development in order to ensure maximum dispersion of pollutants.

### ***DM15.7 Noise and light pollution***

1. Developers will be required to consider the impact of their developments on the noise environment and where appropriate provide a noise assessment. The layout, orientation, design and use of buildings should ensure that operational noise does not adversely affect neighbours, particularly noise-sensitive land uses such as housing, hospitals, schools and quiet open spaces.

2. Any potential noise conflict between existing activities and new development should be minimised. Where the avoidance of noise conflicts is impractical, mitigation measures such as noise attenuation and restrictions on operating hours will be implemented through appropriate planning conditions.

3. Noise and vibration from deconstruction and construction activities must be minimised and mitigation measures put in place to limit noise disturbance in the vicinity of the development.

4. Developers will be required to demonstrate that there will be no increase in background noise levels associated with new plant and equipment.

5. Internal and external lighting should be designed to reduce energy consumption, avoid spillage of light beyond where it is needed and protect the amenity of light-sensitive uses such as housing, hospitals and areas of importance for nature conservation.

## SCHEDULE

APPLICATION: 15/00203/FULL

**Barbican Trade Centre Golden Lane London**

**Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.**

## CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 All new works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.  
REASON: To ensure the protection of the special architectural or historic interest of the building in accordance with the following policy of the Local Plan: DM12.3.
- 3 Before any works hereby permitted are begun additional details and information in respect of the following shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:
  - a) Details and samples of all external materials
  - b) Details of ground level surfaces (ramp and steps)
  - c) Details and a sample section of external window framing and curtain walling
  - d) Details of entrance doors
  - e) Details of the finish of pre-cast concrete panels to the recessed entrance
  - f) Details of manifestations and fritting to curtain wall glazing
  - g) Details of service bay doorsREASON: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the following policies of the Local Plan: DM3.2, DM10.1, DM10.5, DM12.2.
- 4 (a) The level of noise emitted from any plant connected to the louvres hereby approved shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the nearest window or facade of the nearest premises.

The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation. Following installation but before the plant comes into operation measurements of noise from the plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning Authority.

(b) All constituent parts of the plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

- 5 A scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects during demolition and construction of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to any construction work taking place on the site. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the construction process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.  
REASON: In the interests of public safety and to ensure a minimal effect on the amenities of neighbouring premises and the transport network in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.
- 6 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: 675-DO-101/102/300/301/302/303; 675-00-000/001/100/101/102/103/200/201/202/300/301/302/303/304/400/401/402; 675-DAS  
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority

## INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking

solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 This permission must in no way be deemed to be an approval for the display of advertisement matter indicated on the drawing(s) which must form the subject of a separate application under the Advertisement Regulations.

**Objections to Planning Application 15/00203**

**The architects' apparent lack of adequate due diligence:** By their own admission, Nicholas Hare Architects ("NHA") have not conducted adequate due diligence for the LFS proposal. I am not an architect, and have not conducted a detailed analysis of the submitted plans, but simply draw attention to a couple of the most obvious examples: NHA state that Breton House flats are dual aspect; none of them are. There are no detailed drawings or descriptions of noise-reducing designs for the sound stages, carpentry workshop or cinemas in their proposal. NHA's prior work on the Golden Lane Campus (the "GLC") may provide further guidance, and does not instill confidence. For example, on 5 May 2014, the rooftop of the school on the GLC began to flap and try to escape its confines in an intermittent 30 mph wind. For five and a half days each week, up to eight hours per day, schoolchildren's cries and shouts radiate from the school's rooftop playground, seemingly oblivious to the acoustical nature of the environment in which it is set, and for which no noise dampeners were installed. Any noise in the area bounded by the GLC, Breton House, Ben Jonson House and Whitecross Street is amplified by the acoustics of the said courtyard. Based on these observations, I question NHA's ability to spec adequately or to conduct adequate preconstruction surveys. It is very clear from the noise from the playground and from the architects' own statements in meetings and in their LFS proposal that they have no true idea of how much noise will be generated by the construction or operation of the proposed LFS building, or indeed how safe the plans are to the structural integrity of Breton House.

**Excessive noise levels.** The LFS proposal states that construction noise levels will not exceed those of the Barbican cinema construction operations, which they deem to have not been a very great nuisance. That is simply wholly untrue. The noise from the cinema construction was nearly unbearable for much of the time, even at a distance from the centre of operations. Appointed contact personnel therefor often simply did not accept or return phone calls during periods of horrendous noise and vibration or when they did not keep to their agreed operating hours. This, I suppose, is how they can claim that hardly any complaints were made.

**Complete lack of consideration for area residents, and potential breach of leases:** No proposals have been made to address any form of compensation for homebound or home-working residents whose lives will be made untenable during two years of construction and possibly the ongoing use of the completed building. A half-hearted offer of a lounging area does not adequately address the problems that will be created.

The proposed hours of the LFS's operations, 7.00-23.00, seven days per week, 365 days per year, greatly exceed those approved for the GLC, and if noise does indeed emanate from the completed school and/or its operations, the "quiet enjoyment" guaranteed in residents' leases will continue to be breached indefinitely.

The omissions and clear factual errors in the proposal for the LFS are danger signals, and the even superficially knowable problems in the design of the GLC should be heeded as

ACKNOWLEDGED



signs that NHA care neither for the environment in which they create buildings nor for the quality of life of those who may be stuck with the results.

**Ventilation units.** I note that one of the “currently unused plant spaces” that NHA propose to turn into “extract ventilation units” is located directly below that window of the Breton House flat in which I currently reside. Even with louvers pointing away from Breton House, the idea that air pollution from the school would be expelled directly below the only window in this and nearby Breton House flats is completely unacceptable. Louvers cannot control wind direction and will do nothing to mitigate any noise from extractor fans. I object to this design concept in its entirety.

Andrea Kantor  
Breton House

**Hassall, Pam**

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**From:** Andrea Kantor [REDACTED]  
**Sent:** 20 May 2015 12:20  
**To:** Hassall, Pam  
**Subject:** RE: Planning proposal 15/00203/FULL

Good morning to you, too, Ms Hassell

Yes, Breton House is fine to reveal.

Thanks, Andrea

-----  
On Wed, 20/5/15, Hassall, Pam [REDACTED] wrote:

**Subject:** RE: Planning proposal 15/00203/FULL  
**To:** "Andrea Kantor" [REDACTED]  
**Cc:** "Stothard, Gideon" [REDACTED]  
**Date:** Wednesday, 20 May, 2015, 10:29

Good morning,

Thank you for your amended objection. Would it be acceptable to you if we published Breton House without the no. of the property?

We await your response.

Kind regards

Pam Hassall  
Planning Support Officer  
Department of the Built Environment  
0207 332 1798  
[www.cityoflondon.gov.uk/plans](http://www.cityoflondon.gov.uk/plans)

-----Original Message-----

**From:** Andrea Kantor [REDACTED]  
**Sent:** 18 May 2015 13:30  
**To:** PLN - Comments  
**Subject:** RE: Planning proposal 15/00203/FULL

I have attached an amended version of the objections, which I would prefer you use (it corrects my mistake of citing school-generated noise from six or five and one half days and includes the addendum emailed separately). I do not wish to have my full address published but for the record it is [REDACTED]

Kind regards, Andrea

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On Fri, 15/5/15, PLN - Comments <PLNComments@cityoflondon.gov.uk> wrote:



**Adjei, William**

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**From:** PLN - Comments  
**Sent:** 14 May 2015 17:01  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:00 PM on 14 May 2015 from Mrs Helen Hulson.

### **Application Summary**

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS

**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Helen Hulson

**Address:** 523 Ben Jonson House Barbican London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Noise

**Comments:** I do not object in principal to the proposal, which I consider will enhance the appearance of the area. My objections, listed below, are related to noise, both in connection with the construction phase and with everyday use once the project is completed. I should explain that my flat overlooks Golden Lane and even low level sounds carry very easily in the architectural environment here. 1. The applicants anticipate that the construction will generate substantial noise over an extended period. This will severely disturb the quiet enjoyment I currently experience as a retired person occupying my flat during the day. 2. I am concerned that sound leakage will occur from the main cinema and that there does not appear to be a soundproofing plan, such as the 'box within a box' system of construction to mitigate against this happening. 3. I need to be assured that sound levels will be constantly monitored and that operation of the cinema will be halted if sound from it penetrates neighbouring properties. 4. I note that the use of the brick structure on the Podium above Golden Lane for ventilation ducts involves facing the louvres



away from Breton House to minimise disturbance. The louvres will also be placed "as far as possible" from Ben Jonson House. They will still be quite near Ben Jonson House so I anticipate that the disturbance being directed away from Breton House may still disturb neighbours living in Ben Jonson House. This is an area where sound carries. Can the applicants give an assurance that the ventilation system would not be operating when people are sleeping? I am concerned that the application did not involve a change of use under the official categories, although the new use by the Film School will be substantially different, involving, as it does, the installation of a cinema. I understand that this stops the Planning Authority from imposing conditions, but I would ask for rigour to be exercised in protecting the interests of residents.

**Hassall, Pam**

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**To:** Hassall, Pam  
**Subject:** FW: London Film School at Barbican Exhibition Hall 1 (15/00203/FULL)

**From:** Bruce Badger [mailto:]  
**Sent:** 15 May 2015 15:08  
**To:** PLN - Comments  
**Subject:** RE: London Film School at Barbican Exhibition Hall 1 (15/00203/FULL)

My address is 338 Ben Jonson house, EC2Y 8NQ.

This comment is made on behalf of the house group, of which I am the chair. I have also submitted a personal comment which is distinct.

Please note that if there is a public meeting I would like to make comments to the committee in person.

Thank you,  
Bruce Badger

Sent from my phone. Please forgive brevity.

On 15 May 2015 2:43 pm, "PLN - Comments" <[PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)> wrote:

Dear Bruce,

Thanks for your email below. Please provide us with your full address to enable us acknowledge your comments.

Many Thanks

**From:** Bruce Badger [14 May 2015 23:08]  
**To:** PLN - Comments  
**Subject:** London Film School at Barbican Exhibition Hall 1 (15/00203/FULL)

From the Ben Jonson House Group is the RTA for Ben Jonson House, Barbican.

(bcc'd to the Ben Jonson House Group Committee)

Re: London Film School at Barbican Exhibition Hall 1 (15/00203/FULL)

Please take this message as an objection to the application from the house group.

ACKNOWLEDGED



Residents have expressed a number of concerns to us about the planning application to construct and operate premises for the London film school beneath Ben Jonson (and Breton) house.

Of greatest concern is our apparent collective impotence in this case: A completely different kind of tenant is proposing to occupy the space currently occupied by an exhibition hall, but only once very significant changes have been made to the structure and facades of the current space. Yet we are told that there is no change of use, and so no planning conditions may be applied. We also understand that the operation will not be licensed (other than event licenses from time to time), so no overall licensing conditions may be applied either. We also understand that the leasing agreement between the City and the LFS is already set, so no lease conditions can now be applied either. We object to this.

Could the planning committee please let us know if the above fears are all correct, and if there is any opportunity for conditions to be applied what that might be.

Ben Jonson House residents will doubtlessly have told you of the specific concerns that they have about the potential loss of amenity, and loss of quiet enjoyment, of their homes. The general concerns are about potential noise, light and even smell pollution. Some of the areas of concern (and objection) are:

- Noise from deliveries to the two sound stages
- Noise from workshops
- Noise from cinemas and sound stages
- The times when movements/deliveries are allowed
- Changes to the listed fabric of the barbican (e.g. the new plant room)
- Noise from the new plant room
- Disturbance during construction
- Light from the new frontage
- Smells from smokers stepping out from the school
- Smells from the cafe
- Noise from people loitering around the school

In all of these areas we would object to any more pollution than we have today. For example, noise levels should not increase in our homes if/when the school is operational. The noise standard NR30 is mentioned, but we feel that there should be no more noise than there is now, not no more than NR30 (which may be louder than we experience now).

Residents themselves must abide by the conditions in their lease. The lease very rarely matters in day to day life because, of course, we are all good neighbours. From time to time, though, the conditions of the lease are needed to help people live well together. So we would hope it would be with the LFS ... but it looks like there will be no lease or other conditions to help the LFS be a good neighbour. We would appreciate the committees, and indeed the City's, help in establishing such conditions.

Thank you,

Bruce Badger  
Chair, Ben Jonson House Group

**Adjei, William**

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**From:** PLN - Comments  
**Sent:** 14 May 2015 23:22  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:21 PM on 14 May 2015 from Mr. Bruce Badger.

### **Application Summary**

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

[Click for further information](#)

### **Customer Details**

**Name:** Mr. Bruce Badger  
**Email:**  
**Address:** 338 Ben Jonson House London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The proposed school premises are directly beneath my flat at 338 Ben Jonson House. The limitations imposed on this planning process, because it seems to be deemed that there is no change of use, are unreasonable. I ask that the planning committee challenge this deeming and seek greater flexibility with respect to this application. As residents we must abide by our lease and not intrude on our neighbour's quiet enjoyment of their homes. We should be able to expect the same of all neighbours. The City should include good neighbour terms in the contracts/leases with LFS. Could the planning committee please help level this playing field by influencing their colleagues on other City committees who can affect the terms of the City-LFS lease. The proposed new plant room and air vents on Breton Highwalk directly beneath our bedroom and dining rooms would involve a significant change to the listed environment, raising the roof line of the existing void structure and replacing almost the whole of the western face with a grille behind which would be potentially noisy plant. The listed structure should not be changed in this way. Any new

plant should introduce no additional noise. The sound sources (sound stages, cinemas, works shops etc) in the proposed school should not be audible in flats under any circumstances. Standards of construction used in the neighboring cinemas, or better, should be used and maintained through the operational life of the facilities. Traffic to and from the proposed school should be managed in such a way that the amenity of neighbouring properties is not adversely affected. Light and noise are possible sources of nuisance, especially early in the morning and late at night. Could out of hours traffic enter and leave the school from Beech Street? We should not be exposed to any more noise than we are now. The proposed school would contain many sources of noise: cinemas, sound stages and workshops. It should be a condition that these

111 Breton House  
Barbican  
LONDON  
EC2Y 8PQ

Thursday 14<sup>th</sup> May 2015

ACKNOWLEDGED

Dear Sirs

Planning Application PT-JS/15/00203/FULL (London Film School)

I am writing to object to planning application 15/00203/FULL relating to the London Film School.

I have lived in Breton House for over thirty years. I have recently retired and I am looking forward to a peaceful retirement.

For the past four years I have been chair of the Breton House Residents' Group, although this submission is in a private capacity.

I am also a member of the Barbican Horticultural Society and cultivate planters and, with others, a community garden in the Grade II\* listed gardens in front of Breton House, for which I and others have won awards.

I am happy to accept that the London Film School are going to move into the space beneath my flat that is currently used by Barbican Exhibition Hall 1, but there many aspects of this application that cause me great concern and which oblige me to object were they not to be addressed.

I also have one very specific objection, at the end of this statement.

The London Film School plan to build two cinemas, two sound studios (film studios) and a carpentry workshop beneath my flat. To do so involves major and indeed, heavy demolition and construction work in the closest possible proximity to my own home and 110 other noise sensitive, residential flats, and also involves major intervention in the structural underpinning of our block of flats.

I accept that exhibition use and educational use are both class D1 in planning terms. The proposals do not therefore constitute a change of use and cannot be objected to on substantial grounds as the current planning permission for the space does not need to change.

Of greater concern is the fact that I am further informed that no fresh conditions can be applied to the existing planning permission, despite the fact that that permission, given thirty five years ago could not possibly have anticipated construction work on this scale and two film studios, two cinemas and a carpentry workshop beneath Breton House.

At the time of writing I have seen the planning permission that applies to the current Exhibition Hall, but I am yet to see the actual application, which may, for instance, have specified opening times. I understand, for example, that currently the exhibition hall expects to close at 23:00, except in exceptional circumstances, and that service deliveries are restricted to between the hours of 08:00 and 20:00. The precise origins of such restrictions are uncertain to me.

ds

There have been two recent and relevant, conditional planning permissions. There are 06/01169/FULEIA which relates to the Guildhall School of Music and Drama (GSMD) premises at Milton Court beneath the residential Heron tower, and 10/00876/FULLR3 which relates to the construction of the Barbican Cinemas on Beech Street beneath the Barbican flats in Ben Jonson House.

These two conditional planning permissions both extend considerable protection to their respective noise sensitive, residential neighbours.

I would content that the residents of Breton House are even more vulnerable to noise from the operations of the LFS than are residents above either of the two developments cited above.

Breton House is a block of mainly one room flats stacked directly above each other. The partition walls between our 5 metre wide flats are also key structural supports of the building and run down through the two floors what will house the LFS to the car park where those same walls define 5 metre wide parking bays. This leaves our flats far more vulnerable to noise transmission from the operation of the LFS and its associated facilities than is the case with either Ben Jonson or the Heron.

Unless the Planning Committee can find legitimate grounds to intervene it has been suggested that my neighbours and I can be afforded no formal protection at all through the planning process. I find this intolerable.

In respect of the Barbican Cinemas (op. cit.), the following matters were or are enforceable through being part of the planning conditions: demolition and construction methods; submission of a scheme of protection for residents in respect of the environmental effects of deconstruction and construction; operating hours and hours for public access; noise levels from both operations and mechanical plant; independent acoustic assessment of sound levels from cinema operations; visitor action plan to be part of the planning conditions; submission of a servicing action plan in respect of service deliveries and collections; submission of detailed plan for extraction equipment to avoid fumes and noise to upper (residential) floors, etc.

Even more conditions applied to the permission granted for the construction and operation of the GSMD Milton Court premises (op. cit.), along the lines of those above, but also including conditions that: no plant or machinery shall be audible beyond the curtilage of the premises between specified hours, including any time of Sundays; a requirement that a formal scheme for protecting flats above from noise from the GSMD operations be submitted; details of how fixed noise limits should be monitored; a requirement than any future, new plant be first approved by the local authority; no activity at all between the hours of 23:00 and 07:00, and public access to be restricted to between the hours of 10:00 and 23:00.

I am also very concerned at the potential for the demolition work beneath Breton House to disturb the established equilibrium of the block. Even fractional movements could cause cracks to appear in the plasterwork and damage the decor of my flat. I would therefore ask the LFS be required to survey my flat prior to work starting so as to minimise disputes over any later claims arising from damage cause by their works. Crossrail, who are tunnelling under the Barbican as I write, have agreed to advanced surveys of any flats where there is a risk of settlement of just 1 millimetre for this very reason.



I earnestly request that the Planning Committee make every effort to find an opportunity within planning law to provide myself and my neighbours the same level of enforceable protection that has been given to neighbours of the Barbican Cinemas and the GSMD Milton Court premises, and also by Crossrail, all as summarised above.

On one specific issue, I object strongly to plans to place air conditioning plant rooms to both east and west of Breton House on the Barbican podium within the Grade II\* Barbican Gardens, and within metres of the windows of occupied flats, and to furthermore increase the height of the existing, empty, brick boxes within which the plant is to be placed.

I know from neighbours who have been disturbed by noise from the ventilation plant from Cote restaurant, and from my susceptibility to noise within the Beech street tunnel, that my flat could well be susceptible to noise from any such plant. The airborne acoustics around the Barbican Estate can be extraordinary

Also, the approach to my flat along the eastern front of Breton House is already somewhat shadowed and constricted by the presence of the empty brick box within which it is proposed to place plant. Adding even just 250 mm to the height of this box will further reduce light and significantly damage the amenity of this approach to my flat, and also damage the amenity of the Grade II\* listed gardens, to the upkeep of which my voluntary labour contributes.

I request that air conditioning plant be sited and vented elsewhere than in this public, pedestrian area and away from our flats.

I ask that I be permitted to address the Planning Committee on this application.

Yours faithfully

*John W Whitehead* (font)

John W Whitehead

Planning Applications  
Department of the Built Environment  
City of London  
Guildhall  
LONDON  
EC2P 2EJ

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 14 May 2015 16:15  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:14 PM on 14 May 2015 from Mr Jacques Parry.

### Application Summary

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS

**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

[Click for further information](#)

### Customer Details

**Name:** Mr Jacques Parry

**Email:** Not specified

**Address:** 110 Breton House Barbican London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**  
- Noise  
- Residential Amenity

**Comments:** We object to the application on the ground that, while offering no tangible benefit for City residents or workers, it carries a risk of serious nuisance and loss of amenity for the residents of Breton House and Ben Jonson House. Our main concern is that the proposed works might affect the stability of Breton House. The applicant concedes that it has been unable to trace all the plans relating to the construction of the block, and its contention that concrete pillars can be safely removed is therefore based partly on what it has been possible to observe on inspection. In view of the possibly catastrophic consequences of an error on this point we suggest that the work should not be approved unless the risk of damage to the structure of the block can be conclusively ruled out; and in the absence of the original plans we do not see how there can be any guarantee of that. If the application is approved we would ask for conditions ensuring that noise from the operations of the LFS cannot be heard in any flat. In particular we suggest that the cinemas, sound studios and carpentry workshop should be as sound-proof as the new Cinemas 2 and 3.





## Adjei, William

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**From:** PLN - Comments  
**Sent:** 14 May 2015 19:42  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:41 PM on 14 May 2015 from Mr Norman Rea.

### Application Summary

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

[Click for further information](#)

### Customer Details

**Name:** Mr Norman Rea  
**Email:** [REDACTED]  
**Address:** 211 Ben Jonson House London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways  
**Comments:**  
1. Concern over servicing, resultant noise and nuisance. If minded to grant planning great care is needed and it would be fundamental to ensure that servicing arrangements protect residents from noise and nuisance and such regulation be imposed in a way which prevents the recipient of planning permission from circumventing. The regulation should have clear methods of being enforced especially if residents have cause to complain. The number of rubbish bins should be restricted to an absolute minimum and service vehicles should have progressive controls moving to electric only vehicles. No servicing now or in the future from Golden Lane. Double Yellows with no loading to the whole street (both sides) outside the LFS. There should be no scope for this to be changed in the future  
2. Noise thresholds must be monitored by a third party and independently verified as they will be used as a benchmark for new operational noise from LFS. There has been concern and complaint that Cote's extraction and air handling noise has not been accurately measured or enforced. Cote's noise



should not form part of the 'baseline' noise level. 3. Construction Programme, should be conditioned and residents should be consulted. Development of cultural education and recreation activities are welcome provided that they do not bring nuisance, noise, impair or destroy one of the only remaining gems of London which offers so much to its residents and those who visit and enjoy the benefits contributed to the City by its current structure

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 14 May 2015 21:05  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:04 PM on 14 May 2015 from Mrs Veronika Lukasova.

### Application Summary

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

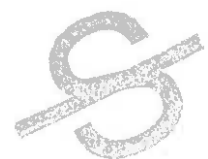
[Click for further information](#)

### Customer Details

**Name:** Mrs Veronika Lukasova  
**Email:**  
**Address:** 34 Breton House Barbican London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Noise  
**Comments:** "Never let a film crew in your house" is the most quote inside the film business. Film school in a residential area is a incongruous. Furthermore, I would like to strongly oppose the building works/arrangements related to the recently added creation of soundstages, cinemas and workshop at the Exhibition Hall 1. This would cause a major disruptions in the lives of the Barbican residents such as myself and my family.



## Adjei, William

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**From:** PLN - Comments  
**Subject:** FW: Planning application 15/00203/FULL

Sent: 13 May 2015 08:29  
To: PLN - Comments  
Subject: Planning application 15/00203/FULL

Dear Sir,

As long lease-holders of a podium-level flat in Breton House, we wish to express concerns about aspects of the LFS proposals. We do not object to the application providing sufficient and satisfactory assurances are put in place regarding aspects of the development and of the completed building which we list below.

- 1) Development work - 'hotline' and redress. Work will take place immediately below our floor and we seek assurance from the developers regarding possible effects on the integrity of the structure, for example, cracks or damage to the underfloor heating system.
  - a) a survey should be undertaken before work starts and after work has finished so that any immediate issues are clear.
  - b) we need a 'hotline' set up, staffed by people empowered to immediately stop work on the site should problems occur. We need a scheme in place before work starts that clearly sets out how residents may seek redress in the event of any adverse consequences of the development - and that gives confidence to residents that it will operate fairly.
- 2) Long-term structural integrity of Breton House. We are concerned about possible long-term structural problems given that it is proposed to remove pillars supporting Breton House and that the plans show only sketches of how the developers plan to proceed. We need proof that full provision has been made to ensure that no long-term problems will arise from these proposed alterations and that due consideration had been given to the long-term structural integrity of Breton House.
- 3) Cinemas - sound-proofing. We understand that the assurance we were given at the public meeting that box-in-box construction would be used is now incorrect. It is vital for residents that the most rigorous method of containing noise from the cinemas and sound stages be implemented, particularly as it is intended to operate the LFS from 7am-11pm, seven days per week.
- 4) Services. We need assurance that drainage and waste pipes in Breton House are protected during de-construction and construction work.
- 5) Lifts. We need assurance that lifts and lift-blocks in Breton House will not be affected adversely.
- 6) Vents. We need assurance that vents from the LFS will not have an adverse impact on residents in terms of food and other smells, and that there are no adverse effects from the positioning of air-conditioning vents.
- 7) Plant rooms - noise. Noise from proposed new plant rooms may affect residents. It is essential that these are positioned away from residents or that sufficient measures of noise prevention are in place.
- 8) Deliveries. Deliveries should be restricted to the current times, as for other users.
- 9) This is a residential area. The LFS should be restricted to the working hours of other businesses around Breton House.

Howard and Jill Picton  
Flat 80  
Breton House

Sent from my iPad



## Adjei, William

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**From:** PLN - Comments  
**Sent:** 13 May 2015 13:25  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:24 PM on 13 May 2015 from Mr James Munro.

### Application Summary

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

[Click for further information](#)

### Customer Details

**Name:** Mr James Munro  
**Email:** [REDACTED]  
**Address:** 330 Ben Jonson House Barbican London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments neither objecting to or supporting the Planning Application

**Reasons for comment:**  
- Noise  
- Residential Amenity

**Comments:** As a resident who directly overlooks what will become the entrance to the LSF, I have concerns as to the location of the proposed "plant louvre exhaust" in the west elevation of the existing podium structure. The accompanying D&A statement makes a point of stating that these will be facing away from Breton House but no mention of Ben Jonson House which is also affected by this arrangement and more so now that it is facing away from Breton House. I would like clarification on whether these will be serving areas that might produce smells, such as toilets, kitchens, etc. Might the capacity of this plant cause ingress of smells to my apartment when my windows are open, which is currently not an issue. I would also like confirmation, with data to support, that the dB levels created by such plant will be no greater than current surrounding noise levels. This would be especially relevant during evenings and weekends, when the ambient noise is very low. With reference to operational hours, I would like to see some assurance that loitering outside the entrance, such as for smoking,

will be prevented. It is easy to assume at ground level that the noise from Beech Street tunnel would drown these sounds out but having lived above the Golden Lane entrance into the tunnel for over 7 years i can assure you it doesn't. Apart from the odd noisy sports car or motorbike, i tend not to hear anything from traffic in the tunnel.

**Adjei, William**

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**From:** JBurdett [REDACTED]  
**Sent:** 13 May 2015 11:48  
**To:** PLN - Comments  
**Subject:** 15/00203/FULL (Barbican Exhibition Hall 1)

Mr Jeff Sadler,

Case Officer

City of London Department of Planning and Transportation

ACKNOWLEDGED

13<sup>th</sup> May 2015

Dear Mr Sadler,

**Re:** Exhibition Hall 1, Barbican Trade Centre, Golden Lane, London EC2

**Your ref:** 15/00203/FULL

I am writing to make you aware of my concerns over the proposed works to Exhibition Hall 1 to accommodate the London Film School in new premises. I am sure the LFS could be a good addition to the area, but as a resident long-leaseholder in Breton House, beneath which the proposed works are planned, I am concerned about several aspects of the project.

References given are to the sections in the full design and access statement for the project that are posted on the planning website.

1) Impact of structural changes on Breton House

The plans include the removal of concrete slabs and supporting pillars beneath the podium which surrounds Breton House

In section 3.4 it is stated "as with all work on existing buildings it is essential that the existing structure is clearly understood and the existing record drawings are key to understanding the existing structure". Yet in the next paragraph we are told that searches have yielded only drawings that are "general in nature and do not show any structural information", and in a subsequent paragraph in this section that "some key structural drawings are missing". Hence the impact of removing sections of the concrete slabs, etc., appears to have been evaluated using assumptions about the structure (3.7) based only on what has been inspected on site visits (3.1).

Additionally the documentation states in 3.1 that "making an opening in one bay can result in additional stresses in adjoining bays". It is also stated several times (eg 2.9, 3.1, 3.7,) that a key driver in the design has been to minimise the extent of the structural intervention, which is welcome. Nonetheless, structural interventions are planned, and the fact that they have been minimised is not sufficient to guarantee that they will not cause damage to the structure of Breton House and to the podium that surrounds it. Avoiding structural interventions at basement level, planning that "there are no additional loads at basement level" (2.9) and that "none of the main structural alterations are directly under residential accommodation" (2.9) again cannot guarantee that structural alterations to adjoining parts of the building might not cause damage.

I am therefore very concerned that those proposing the alterations feel that minimising structural interventions, and restricting such interventions as are necessary to areas other than basement level and to those not directly beneath Breton House, is sufficient to make it acceptable to proceed without surveying and monitoring Breton House (2.9). I think this is an unacceptable risk.

**I ask that Breton House is surveyed before the work starts and that it is monitored for damage during the progress of the works.** I (and I suspect other residents and leaseholders too) would like to be made aware of what redress would be available should the work turn out to be the cause of any damage to our homes (cracking, or shifting of the building, etc.)

- 2) Noise and vibration nuisance during the works
- i) Hours of work

I understand that for construction projects, the hours for what is designated noisy work are 8-10am, 12-2pm, 4-6pm. The hours designated for noisy work in flats in the Barbican Estate are 10-12noon and 2-4pm. **I ask if these hours could be co-ordinated (even if just for the construction period) so that the worst case scenario of noisy work non-stop from 8am to 6pm may be avoided.**

- ii) From work on removing concrete

From previous experience, when work has been done on concrete in adjacent flats, noise from drilling, etc., is intrusive and can be extremely loud, even when based in flats at some distance from my own. It seems to be very difficult to predict how such noise and related vibrations will travel through concrete. In the documentation it states that "the noise created by demolition shears will not be audible two stories above" (3.14). I do not understand how anyone can be so sure of this. "Some noise and vibration will be created by the stitch drilling" (3.14) seems more realistic. Removing parts of concrete slabs designed to be strong enough to help support Breton House seems to me to **be likely to cause significant disturbance** (by which I mean that it will be, at the least, uncomfortable to remain in one's home whilst it is going on) particularly for my neighbours on the lower floors.

- iii) From use of the yard between the Golden Lane school and the cinemas beneath Ben Jonson House by building vehicles

If the yard between the Golden Lane school campus and Ben Jonson House which is overlooked by the east-facing flats in Breton House is used by lorries collecting and removing building debris, **I ask that there be clear and enforced restrictions on the hours during which this is permitted, so that residents and other neighbours are not exposed to continued noise either in the early morning before noisy works are permitted or through the evening, after noisy works are supposed to stop.** Having lived through periods of construction for both the Golden Lane schools, and for the cinemas beneath Ben Jonson House, I know that noise originating from this yard echoes around considerably, reflecting off the surrounding buildings.

If the construction goes ahead as planned, clearly much of the noise and disturbance referred to above will be unavoidable. In this case, **I ask that as part of the protocol for keeping residents informed (4.4), residents have a designated contact person available to give advice about noise and disturbance issues, and that residents also be given clear and accurate information, reasonably in advance, ideally by this same person, so that they know what level of noise to expect when, and can plan their time accordingly.** This would make the period of disruption easier to manage. (I do not know if there are residents in Breton House who cannot leave their flats; if there are, I suggest they would need some special consideration).

- 3) Potential disturbances once the works are complete
- i) Hours of use

I understand that there is no change of use required for this development, as it is currently acceptable that the building is used for educational purposes. However, I doubt that when this was originally granted, there was any thought that this could mean 7 days a week and from 7am to 11pm. **I ask that any management plan (2.9) takes into account the needs of residents for quiet in their homes especially in the early morning and late evening, and that there are reasonable restrictions on the number and extent of public events each year. I also ask that residents have a permanent single contact in the LFS with responsibility for ensuring that any management plan is adhered to.**

ii) Noise from ventilation plant in the podium buildings

As already mentioned, I know from experience that noise originating in, or directed towards the service yard, echoes considerably and what sounds relatively quiet in the yard can cause unexpectedly loud noise in the surrounding flats. **I am concerned that the ventilation plant planned for the buildings on the podium will cause low frequency noise disturbance and that on the eastern side of Breton House this could be made worse as it echoes around the yard.**

iii) Noise from sound stages

I note that the sound stages are to be “acoustically isolated constructions to minimise sound ingress from residential accommodation and the school next door” (2.4) I hope that the acoustic isolation will also minimise sound egress. **I ask that any extract from the sound stages which is directed towards the service yard (5.3.1) be monitored in the light of my comments above on the way sound echoes around the service yard.**

iv) Noise from cinemas

There seems to be no mention of the cinemas being constructed so as to avoid transmission of noise to the flats above. **I ask that they be constructed in a similar way to the Barbican cinemas 2 and 3 (“box-within-a-box”) in order to prevent cinema sound system noise (particularly amplified low frequency noise) causing disturbance by travelling through the building.**

v) Noise from the carpentry shop

The carpentry shop is another potential source of noise, but I cannot find any mention of measures to be taken to prevent general disturbance from the workshop, other than where it meets the yard (see below). **I ask that this part of the film school is also acoustically insulated.**

vi) Noise at antisocial hours from the yard

I am pleased to see that a canopy is proposed for the service yard to “reflect and mitigate some of the noise” (2.5), but also concerned that the increased activity in the yard due to extra rubbish collections, deliveries, transport of equipment, etc., will increase overall noise from the yard. **I ask that any management plan restricts activity in the yard in the early morning and late evening, and at weekends, and that again, residents have a permanent single contact in the LFS with responsibility for ensuring that any management plan is adhered to.**

Additionally, please note that most of the flats (like mine) in Breton House are studio flats (not dual aspect as is stated in the documentation (2.3)). It is therefore not possible to move to a different part of one’s home to avoid noise. As a long leaseholder whose sole residence is here in Breton House, I have concerns about the potential for damage to my home, and for long term noise disturbance and its associated ill effects arising from the LFS proposal as it currently stands.

Yours sincerely,

J L Burdett

28 Breton House

Barbican EC2Y 8DQ

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**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: Comments on the London Film School application (number: 15/00203/FULL)

Sent: 13 May 2015 22:26  
To: PLN - Comments  
Subject: Comments on the London Film School application (number: 15/00203/FULL)

Dear Sir / Madam,

I am writing to object to the London Film School Planning Application (number: 15/00203/FULL).

I live in 338 Ben Jonson House where my flat is directly above the podium just east of Golden Lane, which is where the London Film School will be. My bedroom and dining room face the podium and Golden Lane.

My concerns around the application include:

Lack of noise control

- The application does not mention how sounds from the 2 film studios, 2 cinemas and a carpentry workshop will be contained to ensure no disruption to the residents. My flat is above the LFS and any noise leakage will directly impact my quiet enjoyment of my home.

- The application mentions that the LFS will operate 7 days a week from 07:00 to 23:30, but there is no restriction on what is allowed during this period to eliminate noise disruption to the residents in the early hours or at night. My bedroom is above the LFS entrance, increased activities in the early hours of the day and also at night will cause disruption to the peaceful enjoyment of my home and my sleep.

- The application proposes that the brick structure on the podium beneath my bedroom window will be converted to house plant to draw air out of the LFS. There is no mention of how sound will be controlled such that this air-blowing does not disrupt the residents. Noting that the height of the structure will increase with this conversion, the structure is now closer to the flats than before and therefore any noise will be louder. My bedroom and dining room are above the brick structure, this noise will disrupt the enjoyment of my home.

Disfiguration of the Grade II listed podium

- The brick structure on the podium, which the application propose to house plant, is in perfect harmony with the rest of the podium across the Barbican Estate. The podium and all structures on it are Grade II listed. This disfiguration should not be allowed.

I therefore object to the London Film School Planning Application.

Regards,  
Justina Badger  
338 Ben Jonson House  
Barbican EC2Y 8NQ

**ACKNOWLEDGED**

**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: Barbican London Film School

From: Tony Peel  
Sent: 13 May 2015 19:31  
To: PLN - Comments  
Subject: Barbican London Film School

I would like to object to the plans for the Barbican London Film School on the following points :

1. There are no constraints about noise emanating from the operation of the school and for this i refer to the cinemas "box within a box" sound proofing.
2. There are no constraints about noise or smells emanating from vents at podium level.
3. There are no constraints about noise or smells emanating from deliveries at the goods inwards from Whitecross Street.

Without such constraints it could be misery for those people living nearby.

Tony Peel  
339 Ben Jonson House Barbican

**ACKNOWLEDGED**





**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: 15/00203/FULL - Barbican Exhibition Hall 1 - London Film School

**To:** PLN - Comments  
**Subject:** 15/00203/FULL - Barbican Exhibition Hall 1 - London Film School

Dear Sir,

I write with regard to the above application. I object to this on the basis of the adverse effects that it will have on the residential amenity of dozens of homes in the vicinity, including my own in Ben Jonson House. Two factors should be noted in particular. First, there is likely to be a substantial increase in noise on a regular basis as a result of additional vehicular traffic in and out of the service yard leading from Whitecross Street to the rear of the London Film School. Secondly, a significant amount of noise will also be routinely created from loading and unloading as well as associated activities. All of this is because the sound stage access bays open onto the service yard, which is an acoustically unsuitable environment for such activities.

I am not opposed in principle to the proposed move of the London Film School to this site, but planning permission should not be granted unless and until strict conditions are imposed on how the service yard would be used, taking into full account the residential nature and use of the buildings immediately surrounding the yard.

Yours faithfully,

Dr J S Rink  
567 Ben Jonson House  
Barbican  
London EC2Y 8NH

ACKNOWLEDGED

**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: London Film School at Barbican Exhibition Hall 1

Sent: 13 May 2015 06:13  
To: PLN - Comments  
Subject: London Film School at Barbican Exhibition Hall 1

Dear Sir,

I note the application to convert exhibition hall 1 into the London Film School.

Whilst I do not object to the plan in principle, I am concerned at and object to the lack of safeguards being given to the leaseholders of Ben Jonson House and Bretton House.

As far as I can ascertain, the lease being granted to the LFS does not impose on them any obligation to behave in a neighbourly fashion, for example noise being transmitted through the structure. At the very least the proposed cinema should be of the box inside a box structure. The sound stage should have significant sound insulation.

There is to be plant installed in the existing podium level brick structure with venting - there is the potential for this to create significant noise, the flat windows overlooking this are mainly bedrooms, the operating hours of this plant must be limited and cease between 9pm and 8am.

The situation of deliveries to the rear of the building, there is already much abuse of the agreed delivery times for Cote and the Cinemas, the LFS must have clauses in their lease restricting delivery times to say 8am to 7pm. This aspect should be monitored and enforced.

The construction phase of the project involves major structural work which will cause great disruption to the lives of those people in Ben Jonson House and Bretton House, while I appreciate that there is little that can be done to make the work quiet, strict working hours must be enforced, with a break at lunchtime and a cessation by say 5pm.

The nature of the structure of the Barbican is such that drilling and 'jack hammering' of concrete, being done at level 02 or 03 will sound as if it is in the next room of a flat on level 5 75yds away.

Please remember that there are a large number of residents, all of whom have leases with the CoL who are paying Council tax and (many) paying ground rent. They are entitled to the quiet enjoyment of their property, this is in their leases, please do not ignore your responsibilities to them, much more consideration must be given to their situation than currently would appear to be the case.

Yours faithfully  
John A Murch  
339 Ben Jonson House  
Barbican  
EC2Y8NQ

Sent from my iPad



## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Sent:** 12 May 2015 14:24  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:22 PM on 12 May 2015 from Ms Sara Marley.

### Application Summary

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.  
**Case Officer:** Jeff Sadler

[Click for further information](#)

### Customer Details

**Name:** Ms Sara Marley  
**Email:** [REDACTED]  
**Address:** 266 Ben Jonson House Barbican London

### Comments Details

**Committer Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways

**Comments:** To the planners: I object to the application 15/00203/FULL on the grounds that it will diminish the quiet enjoyment of my property in Ben Jonson House. My bedroom and living space overlook the service yard that will be used for construction then loading and unloading of the proposed sound stages. With the school operating from 7 a.m. to 23:30 p.m. seven days a week this would severely impact my sleep, health and the peaceful environment of my home. During a public meeting the director of the London Film School even said students may need to access the school at 5 a.m. if warranted. I frequently work from home and unsociable hours including evenings and weekends, meaning I am sometimes home during weekdays. The yard is acoustically unsuitable for these works. Lighting from this area will also spill into neighbouring flats. The inclusion of cycle racks for staff indicate that this would be an entrance to the property and could serve as a gathering point for employees, students and visitors. The application doesn't detail estimated building noise levels and vibration, which we know from the construction of Barbican Cinemas 2 & 3 to be significant. Unlike those

cinemas, however, there is no mention of special sound insulation or monitoring once they are completed. The construction of plant rooms on the podium will also limit enjoyment of our grade 11\* listed gardens. I request the opportunity to put my objections before the planning commission in person. Sincerely, Sara Marley

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00203/FULL

**From:** PLN - Comments  
**Sent:** 12 May 2015 13:03  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:01 PM on 12 May 2015 from Dr Matthew Hart.

### Application Summary

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler

[Click for further information](#)

### Customer Details

**Name:** Dr Matthew Hart  
**Email:**  
**Address:** 526 Ben Jonson House Barbican London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments neither objecting to or supporting the Planning Application

**Reasons for comment:** - Noise  
- Residential Amenity

**Comments:** Dear Sir / Madam, RE: planning application 15/00203/FULL we wish to make the following comments: We are not, in principle, opposed to the development of Exhibition Hall 1 for use by the London Film School (LFS). However, we ask that the committee consider the following factors in evaluating this planning application: 1) Potential for increased street noise. Golden Lane is a very quiet residential street, overlooked by the bedrooms of a large number of flats in Breton and Ben Jonson Houses. If not managed correctly, the operation of the LFS could create disturbance for residents, through increased pedestrian and vehicle traffic on Golden Lane. In particular, we would ask that the committee consider ways to minimize any increase in noise (including noise from people leaving and entering the building) after 22:00, noting that the proposed hours of operation are 07:00 - 23:30. 2) Potential for noise

from plant outlets at podium level. The plan includes use of plant outlets at podium level for ventilation. We would ask for an undertaking that these will be inaudible at the external walls of the flats overlooking them. 3) Sound isolation of the proposed cinemas. We believe that an assurance should be given that the operation of the two proposed LFS cinemas will not result in perceptible noise or vibration transmission in to flats in Breton or Ben Jonson Houses. We note that the engineering of the Barbican Arts Centre cinemas underneath Ben Jonson House seems to have been very effective in preventing noise and vibration transmission and believe that it is important that a similarly effective approach be taken for the proposed LFS cinemas. 4) Control of light spillage from proposed entrance on Golden Lane. The design and illumination level of the proposed entrance on Golden Lane should take in to account that this entrance will be visible from many bedrooms in Ben Jonson House. Yours faithfully, Matthew Hart and Katherine Biro 526 Ben Jonson House Barbican EC2Y 8NH

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Barbican Exhibition Hall 1 - London Film School - 15/00203/FULL

-----Original Message-----

**From:** Stephen O'Hanlon**Sent:** 11 May 2015 21:25

**To:** PLN - Comments

**Subject:** Barbican Exhibition Hall 1 - London Film School - 15/002037FULL

Dear Sirs,

I wish to object to the above application. This is on the grounds that there will be an adverse effect on the residential amenity of a substantial number of homes, including my own, in Ben Jonson House, Barbican. This is because of the anticipated substantial increase in noise arising from activities associated with loading and unloading, and additional vehicle movements, connected with the sound stage access bays opening onto the service yard at the rear of the Film School. This is an acoustically unsuitable environment for these sorts of activity.

I am broadly supportive of the London Film School move to this site and would be satisfied if planning permission was granted on a basis which imposed strict conditions on use of the service yard which take account of the residential use of the surrounding buildings.

Yours faithfully,

Stephen O'Hanlon  
567 Ben Jonson House,  
Barbican,  
EC2Y 8NH

Sent from my iPad

**Ball, Matthew**

---

**Subject:** FW: London Film School and Exhibition Hall

**From:** Hazel Brothers [REDACTED]  
**Sent:** 10 May 2015 09:18  
**To:** PLN - Comments  
**Subject:** London Film School and Exhibition Hall

Dear Sir/Madam

10 MAY 2015

PT\_JS/15/00203/FULL

I approve this application ON CONDITION that once the London Film School is up and running, any sound produced by plant necessary to operate the building is completely inaudible in people's flats.

Please acknowledge receipt of this message.

Yours faithfully  
Hazel Brothers  
86 Breton House  
Barbican  
EC2Y 8PQ



**Ball, Matthew**

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 15/00203/FULL

**From:** PLN - Comments  
**Sent:** 08 May 2015 23:07  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 15/00203/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:06 PM on 08 May 2015 from Mrs Brigid Curtis.

08 MAY 2015

**Application Summary**

**Address:** Barbican Trade Centre Golden Lane London EC2Y 8DS  
**Proposal:** Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.

**Case Officer:** Jeff Sadler  
[Click for further information](#)

**Customer Details**

**Name:** Mrs Brigid Curtis  
**Email:** [REDACTED]  
**Address:** 16, Breton House Barbican London

**Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer made comments neither objecting to or supporting the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways  
**Comments:** As a Breton House resident, I have a number of concerns about the planned conversion of the Barbican Exhibition Hall (located under Breton House and the adjoining podium areas) into the London Film School. 1) Disturbance during the conversion works. I understand that the works will involve the removal of concrete walls and pilotis beneath Breton House and the adjoining podium, and that this process will cause an unacceptably high level of noise and vibration, rendering the flats above uninhabitable. It is therefore desirable that the developers publish an estimate of the expected noise levels. Furthermore, an exact and binding schedule of these works will be needed at an early stage, so that residents can make advance arrangements and so minimise disruption to their lives. 2) Risk of structural



damage. It is also possible that this vibration will cause damage, in the form of hairline cracks, to the flats above. Provision for repair and compensation for those affected should therefore be in place. 3) Air conditioning plant on the podium. The podium forms part of the Barbican Estate's Grade 2 listing, so these new additions should be unobtrusive. Most importantly, they should operate completely silently at all times. 4) Air Quality. Stale air extracted from the Film School premises should not be emitted in the vicinity of the ventilation panels in the windows of the flats. 5) Sound Insulation. It is crucial that close attention is paid to the level of sound insulation provided in the Film School's cinemas, teaching areas and editing suites. (Sound is very easily conducted throughout Breton House, due to its concrete structure). 6) Access from Whitecross Street. Access to the Film School by HGVs and vans should be restricted to normal working hours, to prevent disturbance to Breton House and Ben Jonson House residents. Provided that planning permission is conditional on these concerns being addressed, I have no objection to the development.

**From:** Emily [redacted]  
**Sent:** 07 May 2015 23:30  
**To:** PLN - Comments  
**Subject:** REF: 15/00203/FULL - Objection

ACKNOWLEDGE

**Planning Application: Barbican Trade Centre**

I object on several points to the proposals contained within the planning application ref. 15/00203/FULL. As a resident and home-owner living above the exhibition hall I am concerned about: loss of residential amenity, the results of an effective change of use of the space beneath my home, the consequences of structural alterations, the use of the service yard and the installation of plant rooms and vents.

**Loss of amenity**

The planned alterations contained within the planning application will have a very significant impact on the 111 homes in Breton House and 204 homes in Ben Jonson House.

Many of the residents expect to use and enjoy our homes in peace during the day as well as the evenings. My home is also my workplace and I use it for quiet, distraction-free working every day. The works proposed will reduce the residential amenity of our homes dramatically during the lengthy demolition-construction process (16 months plus additional preparatory works) and very significantly affect our homes' residential amenity in the future during the operation of the LFS, based on changes proposed here.

At present we enjoy a residential location which is very quiet from around 6pm until 8am on weekdays, and over the entire weekend. During the daytime the setting is generally quiet, with some regular, limited spells of noise from the Golden Lane Campus and the adjacent service yard. The many quiet hours are a reason for many of us choosing to live here. Added noise would severely diminish residents' amenity, enjoyment of our homes and wellbeing.

**Change of use**

While we are informed there is legally no change of use involved in this development, I would ask the committee to consider the practical extent of the changes contained in the proposal and their impact. The exhibition hall has for years been used for occasional examinations and for office space. It does not create noise externally or internally, nor generate footfall or traffic around our homes. Its class is stated as D1. The standard definition of a non-residential institution or educational establishment does not normally cover workshops, cinemas (usually Class D2), catering facilities and would not normally involve frequent equipment deliveries.

The LFS's stated operating hours of 7.00am-11.30pm seven days a week are very different to any current practice in the immediate vicinity, and are not suited to this location surrounded by homes. Their estimate of 150 students might be questioned given the recorded attendance of 215 students in late 2014, at their current, smaller, premises. The plans do not include any outdoor leisure area for the students, who would therefore be likely to gather on the podium by our homes to smoke and socialise. There is a lack of clarity in the documents over the extent of 'open' and 'public' events which the LFS plans to host, often in the evening, which would be likely to cause disturbance.



In my opinion, despite talk of a cultural hub, the LFS does not in material terms add to the cultural offering of the City of London for its residents or the general public. It is a fee-paying college with largely overseas students and its presence in the Barbican will be of no direct benefit to City-dwellers.

I hope the planning committee will acknowledge the significance of the alterations proposed and their implications for residents.

## **Structure**

The exhibition hall is part of the same structure as the homes within Breton House. The proposals include major demolition and construction within this structure involving the removal of concrete floor slabs and columns. The planning application shows a lack of understanding of the residential building (incorrectly stating that our flats are dual aspect) which suggests the lack of a thorough structural investigation. Currently there are "no proposals to survey and monitor Breton House" which leaves me, as a home-owner, justifiably anxious.

There is a lack of detail over the standard to which the sound stages and cinemas will be soundproofed, and no suggestion that the wood workshop will be similarly soundproofed.

There is no precedent that I am aware of for such significant and intrusive works beneath a residential building.

## **Service yard**

This is overlooked by 55 homes in Breton House and many more in Ben Jonson House.

Noise and capacity - The yard is very narrow and L-shaped meaning all vehicles using it have to carry out 3-point turns beneath our windows, with associated engine noise and loud repetitive warning beeps. The yard is used at capacity for two periods of the day – totalling 2-3 hours - by Golden Lane Campus school minibuses and vans, stretches of time which are very noisy for residents. The yard is also currently used by Cote restaurant and by the Barbican Cinemas. There have been ongoing problems with noise from out-of-hours usage and the lack of a clear management strategy.

The yard is often busy due to its use by the three existing businesses with their catering facilities, deliveries, maintenance vehicles and several separate refuse and recycling collections by both the City of London and Islington councils. The usage of the yard – at least by the Barbican Centre-related businesses - is at present controlled by time restrictions, the Barbican Centre having recently assisted residents by reminding Cote of the terms of its lease. Deliveries are currently permitted 8am-8pm Monday-Saturday, with only ad hoc deliveries on a Sunday between noon and 6pm. The planning application contains no reassurance that these hours would apply to the LFS or that any controls exist in their lease. I understand the LFS has indicated they expect extended night-time usage, as is also implied by their addition of floodlights.

Increased usage and safety - The LFS plans to use the service yard for vehicles and unloading of scenery and equipment will cause intolerable additions to the current usage. The service yard is not large enough nor sufficiently distant from homes to accommodate the extra capacity this would involve. The LFS also plans to create a cycle park within the service yard (there are inconsistencies in the application over who may use this). The presence of bicycles and people on foot would be unsafe and inappropriate as well as generating further noise.

Lighting - The application refers to existing floodlighting. There are two existing lights at the rear of the exhibition hall - however I have never seen these switched on, and the yard is not currently used at night.

Therefore any plans to illuminate the yard will create unprecedented light pollution – as well as indicating plans for usage which would be extremely disturbing during our quiet hours.

Bins and refuse collections - The presence of a new bin area with 5 large bins (capacity 1100 litres) and unspecified smaller bins will cause antisocial issues for residents and the Golden Lane Campus. They will be an eyesore from our windows, create smells and be a source of additional noise and pollution from their repeated use throughout the day “every 3-4 hours” as stated in the application, as well as from the new rubbish and recycling collections involved.

I question whether the service yard is a safe, feasible or appropriate area for the proposed additional traffic. This would apply also to construction and demolition traffic for the proposed works. This is a sensitive area beneath many homes where residents live, work and sleep, and next to a children's school. It is well known to the City's Environmental Health Department for these reasons. The yard has a very limited capacity and a potential for severe impact on homes, livelihoods and educations. Increased noise, dust and air pollution will affect hundreds of residents and schoolchildren.

### **Vents and plant rooms**

There are several sets of vents in the service yard area already, at ground floor level by the Golden Lane Campus and further away by the Cote restaurant. It takes regular visits by the Environmental Health team, and frequent telephone calls from residents, to ensure these are cleaned, angled correctly, operating quietly and turned off at night, when agreed. The noise caused by the more recent of these, however, has become an ongoing problem and is yet to be resolved despite the involvement of the CoL officers. The low-frequency sound of plant noise and vents penetrates our double glazing and creates a serious disturbance and a health issue for light sleepers.

The current application includes plant rooms at podium level - next to residential flats and many metres closer to our homes than the current noise sources. This would be a serious noise annoyance during daytime and evening and if permitted to operate overnight would threaten residents' ability to sleep.

In order to accommodate two new plant rooms, the heights of two existing structures close to Breton House - in the Grade II-listed setting - will be raised by 25cm, and new access doors added. In the case of the building opposite Staircase 65 of Breton House, in particular, this will be very intrusive, affect the listed appearance of the building, and reduce the attractiveness and daylight illumination of our steps and entrance. Noise and ventilation louvres will inevitably have a big impact on our homes, and will affect all Breton House residents in their approach to our building as well as the Ben Jonson House residents with flats just above. The second plant room will have a big impact on all east-facing flats in Breton House as well as some in Ben Jonson House.

The plans also include three further air-handling units with extraction fans beneath our homes – two at ground-floor level and one at first-floor level – which are also likely to affect residents. The recent installation and modification of vents at the Cote restaurant in the service yard has demonstrated the impossibility of installing vents at this proximity to homes without them being a nuisance to residents.

### **Summary**

**In summary I do not feel that the alterations proposed and their subsequent operation are suitable for the residential location, within an existing high-density residential structure, with limited traffic access. The construction process alone will have a big impact on our lifestyles, businesses, health and use of our properties. I would welcome a more thoughtful use of the exhibition hall space to house a more appropriate development suited to the existing structure and the residential setting.**

**If the LFS plans do go ahead, I believe residents should expect as a minimum:**

- a) The installation of high-standard soundproofing for cinemas, sound stages and workshops, equivalent to that used in the Barbican Cinemas.**
- b) Use of the service yard should not create a significant increase on existing traffic, noise and air pollution. Existing time restrictions on usage and deliveries should be applied, and we should not have to expect traffic, deliveries or illuminated floodlights at night.**
- c) We should not have to endure plant rooms and vents on the podium by our homes, disturbing our peace and disrupting the Grade II listed setting.**
- d) The construction process should be managed to minimise the effect on those residents who spend the daytime in their homes; given the residential setting we should not, for example, experience a start time of 8am nor continuous noise over several hours. We ourselves are only permitted to carry out noisy works from 10am-12pm and 2pm-4pm.**
- e) There should be a thorough structural survey before and after the construction to ensure the integrity of our homes.**
- f) The operation of the LFS should be appropriate to its residential environment and its opening hours should be those normally expected of a workplace or educational establishment – in other words, standard weekday working hours.**
- g) Residents would require a single point of contact at the City of London or Barbican Centre – i.e. someone independent of the LFS and its contractors - during the construction process and subsequently during the operation of the LFS. This person should have the authority to step in and prevent any breaches of conditions, stop unauthorised noise disturbances and ensure any issues affecting residents are dealt with quickly and efficiently.**

EM Hammond  
18 Breton House  
Barbican

**Hampson, Rebecca**

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**From:** Jan Greensmith <[REDACTED]>  
**Sent:** 01 May 2015 20:15  
**To:** PLN - Comments  
**Subject:** Barbican Trade Centre, Golden Lane, London EC2Y 8DS

Your Ref 15/00203/FULL

Whilst we believe the Film school will be a very welcome addition to the Barbican, we do have some concerns which we believe could be addressed by imposing similar conditions on the planning consent as those already in place for the restaurant which is now Cote.

Noise emanating from the use of the service yard, in particular glass and refuse collections, need to be time restricted, and, for security reasons, the gates should be locked at night. Individuals gathering in the yard, smoking and talking, should be restricted or excluded, so as to limit the chance of causing a nuisance, especially to the residents.

When the use of such an area is shared, as in this case, it is usual for the Superior Landlord, or a management company they have set up, to deal with all matters arising and ensuring all users comply with their lease and the planning terms, and that the area is kept clean and secure.

There appears to be a lack of understanding and clarity as to who has overall responsibility for the service yard area, and who actually understands the terms of the leases and the limitations imposed by the planning consents. The result has been confusion when problems have arisen. A lot of time and energy has been expended unnecessarily by residents who have not known who to contact. This leads to frustration and anger. In addition we feel security can be put at risk, such when occupied lorries parked overnight without challenge.

Whilst not a planning issue, it would seem expedient if the City of London could take this opportunity to ensure effective management is put in place, with one contact number.

Jan and Mike Greensmith  
552 Ben Jonson House  
London EC2Y 8NH

**ACKNOWLEDGED**



15/00203

**Ball, Matthew**

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**From:** PLN - Comments  
**Subject:** FW: 15/00203/FULL

**ACKNOWLEDGED**

**From:** beep [REDACTED]  
**Sent:** 20 April 2015 23:46  
**To:** PLN - Comments  
**Subject:** Fwd: 15/00203/FULL

Dear Jeff,

is there no possibility that the glazing could be carried through to the section of removed masonry infill? It would be so much more elegant. The metal panelling to that area is just visual clutter.

With best wishes,

Mark

Begin forwarded message:

**From:** beep [REDACTED]  
**Subject:** 15/00203/FULL  
**Date:** 20 April 2015 23:38:56 BST  
**To:** [PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)

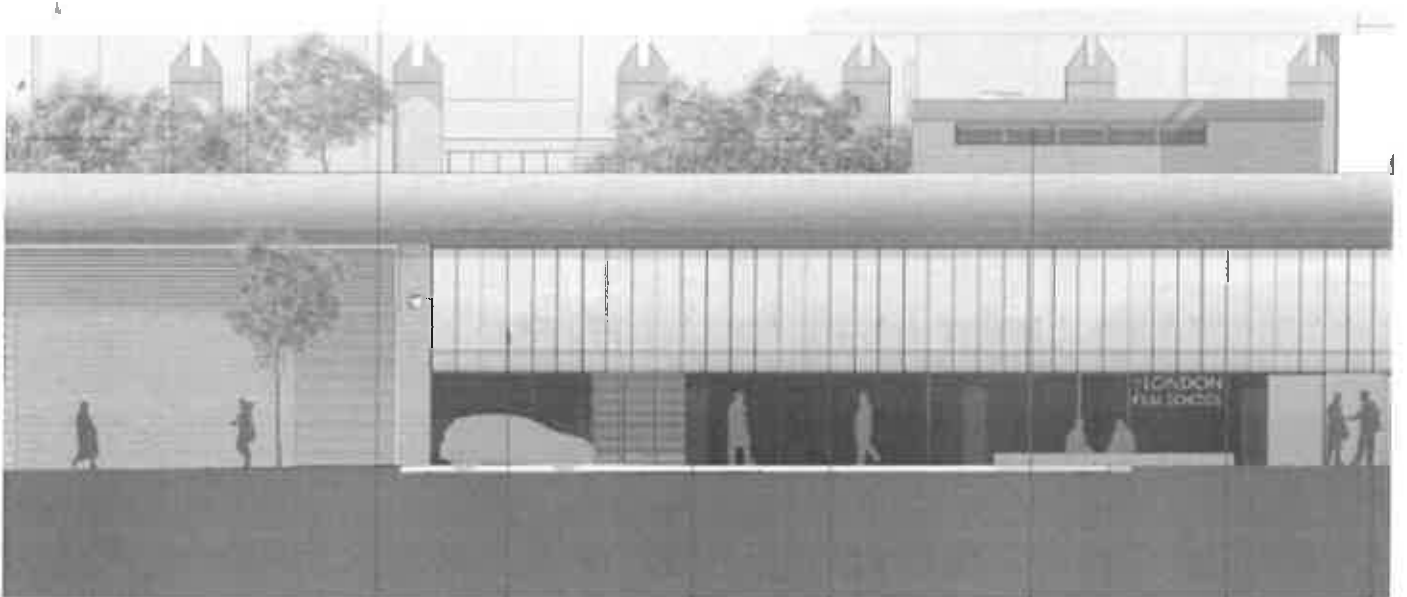
Dear Jeff Sadler,

thank you for inviting comments on the above application. Whilst I welcome the arrival of the film school, and the opening up of the Golden Lane facade generally, I am concerned by some of the material proposals, particularly the flat metal panelling on the Golden Lane elevations. This does not appear in keeping with the original intent of the architecture, and adds a new panel module as well as a new colour to the tunnel which is already suffering from visual clutter. I think that any dark greys should be discouraged in this area, where a lot of energy is spent on lighting. The signage is simply terrible, even as a placeholder, surely the film school deserves something more inspiring, bold and beautiful?

With best wishes,

Mark Lemanski  
528 Ben Jonson House





Breton  
House

New glazing at  
first floor with  
opening windows

Cinema  
plant intake  
louvres

Precast concrete  
panel (Dark) with  
surface treatment

Cinema  
plant louvre  
- exhaust

Signage of  
concrete  
bench

# Nicholas Hare Architects LLP

BACKGROUND  
PART 28

Jeff Sadler  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

PLANNING APPLICATION		
PSDD	OTO	PPD
TPD	01 JUN 2015	LTP
OM		SSE
No	124774	PP
FILE		DD

28 May 2015  
675CL002

Dear Jeff

## The London Film School Barbican Project (ref. 15/00203/FULL & ref. 15/00204/LBC)

We have consulted with the City of London and The London Film School regarding some of the issues raised by the Barbican Association in their letter dated 11 May 2015 (which you kindly forwarded to us for information on 12 May 2015).

The following responses relate to points raised by the BA where there are relevant particulars within the agreement to lease between the City and the LFS:

BA CONCERNS	AGREEMENT TO LEASE / LEASE PARTICULARS
1. Structural intervention	The COL is taking the advice of their retained structural engineers, as to what effect LFS's structural works may have on the structural integrity of the building. If the professional opinion of their advisers is that there might be adverse effects then the COL advises that consent to the works as proposed will not be granted.
2. Control of operational noise	The LFS covenant to sound-proof the Premises and then retain such sound proofing so that the noise level in the residential accommodation above the Premises - and the residential accommodation in the vicinity of the Building - does not exceed NR30.  The LFS also covenant to provide an acoustic report compiled by a qualified specialist specifying the ongoing monitoring method the materials and constructional methods to be used to achieve such sound proofing as part of its Plan.
3. Acoustic isolation	The LFS covenant in the terms of item 2 above. The means by which the acoustic isolation for the cinemas, sound stages and other acoustically sensitive and higher noise output spaces is achieved will be agreed with the COL under the LFS's obligations within the licence to alter from the COL.  The reference to NR25 within the BA letter for the sound stages (filming studios) is perhaps in relation to the maximum background mechanical noise level within the space for recording and filming, as opposed to the NR30 level (cited in the agreement to lease) which is a measurement of the noise level within residential accommodation.

[www.nicholashare.co.uk](http://www.nicholashare.co.uk)

3 Barnsbury Square London N1 1JL  
Telephone +44 (0)20 7619 1670  
Fax +44 (0)20 7619 1671

Partners:  
Nicholas Hare  
Paul Baxter  
Carol Lelliott  
Jayne Bird  
James Eades  
John Leonard

# Nicholas Hare Architects LLP

4. Control of services noise	<p>The LFS covenant to mount any mechanical plant in a way which will minimise transmission of structure borne sound or vibration to any other part of the Building or premises adjoining or above the Building.</p> <p>The LFS also covenant to ensure that the level of noise emitted by any plant installed in the Premises shall be lower than the existing background level by at least 10LpA (noise levels to be determined at one metre from the window of the nearest noise sensitive premises and measurements made in accordance with B.S.4142).</p>
5. Construction	<p>The LFS covenant that they will not commence their works until a Licence to Carry Out Works has been completed and until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects, based on the City of London Corporation's Department of Markets and Consumer Protection's Code of Deconstruction and Construction Practice, has been submitted to and approved in writing by the COL.</p>
6. Operation of the building	<p>The LFS covenant to agree a Visitor Management Plan with the COL.</p> <p>The LFS also covenant not to hold events at the Premises or sell alcohol at the Premises between the hours of 11pm one day and 7am the following day and not to open the Premises to visiting members of the public between the hours of 11pm on one day and 10am the following day.</p>
7. Loading and unloading	<p>The LFS covenant not to service the Premises (to include the loading and unloading of goods from vehicles and putting rubbish outside the Premises) between the hours of 8pm on one day and 8am on the following day from Monday to Saturday and between 6pm and 12 noon on Sundays and bank holidays.</p>

If you have any queries or need further information, please don't hesitate to make contact.

Yours sincerely



James Taylor  
For Nicholas Hare Architects LLP

cc: Jane Roscoe, The London Film School  
Michael Bradley, City of London

[sent by email and post]



Historic England

BACKGROUND  
PAPER  
(EXTERNAL)

LONDON OFFICE

Mr Jeff Sadler  
Corporation of London  
PO Box 270  
Gulldhall  
London  
EC2P 2EJ

Direct Dial: 020 7973 3774

Our ref: L00455355

20 April 2015

Dear Mr Sadler

**BARBICAN TRADE CENTRE , GOLDEN LANE , LONDON , EC2Y 8DS**

Thank you for consulting us on the above development. The proposed design reflects broad pre-application discussions about the future treatment of currently underused areas within the Barbican complex. We therefore are happy for you to determine the application as you see fit.

Yours sincerely



**Michael Dunn**  
Principal Inspector of Historic Buildings and Areas  
E-mail: michael.dunn@HistoricEngland.org.uk



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700  
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.



Historic England

BACKGROUND  
PAPER  
(EXTENSION)

LONDON OFFICE

Mr Jeff Sadler  
Corporation of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Direct Dial: 020 79733775

Our ref: W: P00455364

21 April 2015

Dear Mr Sadler

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015  
BARBICAN TRADE CENTRE , GOLDEN LANE , LONDON , EC2Y 8DS  
Application No 15/00203/FULL**

Thank you for your letter of 16 April 2015 notifying Historic England of the application for planning permission relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.

#### **Recommendation**

**This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.**

It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.

In returning the application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



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Historic England

LONDON OFFICE

Yours sincerely



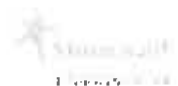
**Thomasin Davis**  
**Business Officer**

**E-mail: [Thomasin.Davis@HistoricEngland.org.uk](mailto:Thomasin.Davis@HistoricEngland.org.uk)**



**1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST**

**Telephone 020 7973 3700**  
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# Memo

To Development Manager West  
FAO: Jeff Saddler  
Department of Built Environment, GUILDHALL



From Dawn Patel  
Environmental Health Officer  
Department of Markets and Consumer Protection  
Telephone 020 7332 1587  
Email dawn.patel@cityoflondon.gov.uk

Date 27 May 2015

Our Ref 201504634

Your Ref 15/00203

Subject Town and Country Planning Act 1990

Address: Barbican Trade Centre Golden Lane London EC2Y 8DS

Thank you for your memorandum dated 16 April 2015 and attached drawings etc. in relation to:

**Alterations to the Barbican Exhibition Hall 1 including modifications to the external elevations and installation of new plant equipment.**

This Department has the following observations and comments to make:-

ENVIRONMENTAL IMPACT Contact :- Dawn Patel EHO. Extn: 1587

## CONDITIONS

- M7C
- (a) The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the worst affected noise sensitive premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
  - (b) Following installation but before the new plant comes into operation measurements of noise from the new plant must be taken and a report demonstrating that the plant as installed meets the design requirements shall be submitted to and approved in writing by the Local Planning

Authority.

(c) All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels approved by the Local Planning Authority.

*REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.*

M12D Works shall not begin until a scheme for protecting nearby residents and commercial occupiers from noise, dust and other environmental effects has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the Department of Markets and Consumer Protection's Code of Practice for Deconstruction and Construction Sites and arrangements for liaison set out therein. A staged scheme of protective works may be submitted in respect of individual stages of the development process but no works in any individual stage shall be commenced until the related scheme of protective works has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved scheme.

*REASON: To protect the amenities of nearby residents and commercial occupiers in accordance with the following policies of the Local Plan: DM15.6, DM15.7, DM21.3.*

Noise and vibration from mechanical systems or other plant

M19C Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

*REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.*

O10C No servicing of the premises shall be carried out between the hours of 23:00 on one day and 07:00 on the following day from Monday to Saturday and between 23:00 on Saturday and 07:00 on the following Monday and on Bank Holidays. Servicing includes the loading and unloading of goods from vehicles and putting rubbish outside the building.

*REASON: To avoid obstruction of the surrounding streets and to safeguard the amenity of the occupiers of adjacent premises, in accordance with the following policies of the Local Plan: DM16.1, DM21.3.*



**Dawn Patel**  
**Environmental Health Officer**