

Committee:	Date:
Planning and Transportation	9 March 2021
Subject: Stationers Hall Stationers Hall Court London EC4M 7DD Installation of condensing units within louvred acoustic enclosure on flat roof and lowering the height of the flat roof, located to south of the Great Hall of The Stationers Hall. Units to serve the Great Hall, Court Room and Stock Room.	Public
Ward: Farringdon Within	For Decision
Registered No: 20/00686/FULL	Registered on: 7 September 2020
Conservation Area: St Paul's Cathedral	Listed Building: Grade I

Summary

Planning permission is sought for the installation of four condensing conditioning units on the flat roof on the two storey extension to the south of the Great Hall of The Stationers' Hall, to be located within a louvred enclosure. The enclosure would sit partially behind an existing brick parapet. The proposed units would serve the Great Hall, Court Room and Stock Room.

Stationers' Hall is Grade I listed, a Scheduled Ancient Monument and located in the St Paul's Cathedral Conservation Area. The two storey extension is outside the Listed Building and Scheduled Monument boundary.

The proposed units and enclosure would not harm the setting of the listed building (Stationers' Hall) and Scheduled Monument and would maintain the character and appearance of the St Paul's Cathedral Conservation Area. In addition, the proposal would not harm the setting of adjacent listed buildings: Grade I listed Church of St. Martin Ludgate and Grade II listed no.s 34 to 40 (even) Ludgate Hill.

An acoustic assessment has been prepared to demonstrate that the proposal would not cause noise and disturbance to surrounding residents.

The proposal has attracted six objections including five from residents in nearby properties within The Gallery at 38 Ludgate Hill. Material planning objections relate principally to noise, vibration and disturbance, and impact to heritage assets and impact of the visual appearance of the plant and associated enclosure.

Following discussions with residents, the Applicant has revised the application to lower the flat roof where the plant would be located by an additional 300mm to minimise the visual impact.

Historic England were consulted and confirm that Scheduled Monument Consent has been granted for the installation of a new air conditioning system at Stationers' Hall and have no objections to the current application.

Recommendation

1. That planning permission be GRANTED for the above proposal in accordance with the details set out in the attached schedule.

Site Location Plan



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ADDRESS:

Stationers' Hall, London EC4M 7DD

CASE No.
20/00686/FULL

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





Photograph 1: View from Stationers' Hall Court



Photograph 2: View from Stationers' Hall Court



Photograph 3: View from Stationers' Hall Garden



Photograph 4: View from flat roof where plant is proposed to be located

Main Report

Introduction

1. This report relates to planning application ref. 20/00686/FULL.

Relevant Planning History

2. The proposed work which is the subject of the application is part of a wider scheme of alterations at Stationers' Hall. Planning permission has been granted for the construction of a replacement link building between the Great Hall and the Card Room, in order to provide inclusive access together with new plant and services:
 - Planning permission granted on 17/10/2019 for demolition of the south elevation and roof of the link building between the existing Livery Company Hall and Courtyard and the erection of a new facade and roof forming an extension into the Courtyard Garden to provide additional floorspace, level access and improved circulation within the building complex (39 Sqm) and creation of one new window and installation of two sets of louvres at ground floor level on the north elevation. Alterations to existing ramp from Stationers Hall Court. Installation of new windows to the Garden Courtyard elevation at ground floor level and alteration of one window to accommodate a new door. Installation of an infill gully at lower ground level of the Livery Company Hall to be level with the adjacent paving within the Courtyard Garden; alterations to the historic paving (ref. 19/00521/FULL).
 - Planning permission granted on 26/11/2020 for the installation of five air conditioning units, three at third floor level (above the Cardroom) and two at approximately second floor level (on the south facing wall of the Great Hall), one air conditioning unit in the north basement service passage and a Service Head at ground floor adjacent to the North-East wing (ref. 19/00736/FULL).
 - Listed building consent granted on 22/12/2020 for the installation of Service Head cupboard, ground floor side passage, west elevation, East Wing, for new incoming electrical supply and installation of air-conditioning unit to lower ground service passage, north elevation, East Wing (ref. 20/00727/LBC).

Site and Surrounding Area

3. The proposal relates to the flat roof of the two storey extension to the south of the Great Hall of the Stationers' Hall. The Stationers' Hall is grade I listed and a Scheduled Ancient Monument however the extension itself is outside of the designated boundaries.

4. The proposed plant would be fully enclosed in a louvred acoustic enclosure. It would be visible from Stationers Hall garden to the west and from residential properties on Ludgate Hill to the south.
5. The area of flat roof on which the proposed plant is to be sited is above the Store Room, and is surrounded by parapet walls to the north and south and is bounded by walls of neighbouring buildings to the east and west. The Applicant proposes to lower the existing flat roof level by 600mm to minimise the visual impact of the proposals, which would be partially screened by the existing parapet wall facing the residents at Ludgate Hill. The enclosure would protrude 560mm above the parapet wall facing these residential properties.
6. The Site is located within the St Paul's Conservation Area and within the boundary of the St Paul's Heights Policy Area where there is a restriction of 36.2m for development and the St Paul's Depths Policy Area; both do not apply to this development. Furthermore, the Site is within the London View Management Framework (LVMF) for wider setting consultation areas (2A.1; 5A.2; 6A.1) and landmark viewing corridor (4A.1) for Protected Vistas which are not impacted by this proposal.
7. The Site is adjacent to the Grade I listed Church of St. Martin, Ludgate, and the Grade II listed 34 to 40 (even) Ludgate Hill to the south.
8. In addition to the 17 residential properties at The Gallery, the Site is adjacent to the church of St Martin-within-Ludgate, retail units facing Ludgate Hill and other nearby commercial occupiers.

Proposals

9. The proposals comprise the installation of four air conditioning units within a louvred enclosure which would serve the Great Hall, Court Room and Stock Room. The units would also serve as air source heat pumps for heating purposes.
10. The enclosure would be 5700mm in length, up to 2600mm high and 3350mm in depth. The plant would be fully enclosed and the enclosure would include a roof with chamfered profiled edges at the top to the north and south and vertical edges at the top to the east and west, and would be finished with a slate grey colour to match roofing lead.
11. The roof structure would be strengthened to support the new loads and this would be set lower than the existing roof level to lower the height of the enclosure, and to reduce the extent it would protrude above the existing parapet walls. The enclosure would have a wide doorway to allow for the replacement of parts and access to the roof would be by an access hatch.
12. The air intake would be from the four sides of the enclosure, with the air travelling out through the top of the enclosure.

13. The Applicant states that there is a need to improve the environmental conditions of Stationers' Hall for the benefit of employees and visitors including for events within the building, and to regulate temperature fluctuations to address potential long-term effects on the significant historic fabric and fittings of the Great Hall, Card Room and Stock Room.

Consultations

14. The application was advertised by sending letters to neighbouring properties in November 2020 and by the display of a site notice and placing a notice in the press.
15. The Application has received six objections, including from five residents within The Gallery at 38 Ludgate Hill. Objections raise the following concerns, principally related to the impact on residential amenity:
 - Noise and vibration impacts;
 - Health and Wellbeing impacts;
 - Environmental impact including emissions and states no evidence of alternative approaches considered including passive measures;
 - Visual and heritage impact;
 - Alternative locations could have lesser impact on residential amenity;
 - Cumulative impact of noise from and existing plant units nearby.
16. The representations also include reference to the impact of events at Stationers' Hall to residential amenity, including the impact of these events in combination with the proposed plant. However this application relates only to the proposed air conditioning units and the lowering of the roof and therefore the use of the building itself is not considered material to the assessment of this proposal.
17. Since the submission of the application, the Applicant met with representatives from The Gallery on 02/02/2021 to discuss the proposals. The six neighbours were contacted by Officers on 05/02/2021 highlighting that further information had been provided by the Applicant in response to issues raised in the objections. On 17/02/2021 the Applicant confirmed that they proposed to further lower the flat roof to minimise the visual impact of the enclosure, previously proposed to be lowered by 300mm, and this has been increased to 600mm.
18. On 26/02/2021, the six neighbours were contacted by Officers with a proposed condition to limit the hours of operation for the plant to be operated between 07.00 and 23:30 only.
19. The Department of Markets and Consumer Protection were consulted, and the appropriate noise control conditions have been recommended. A condition has also been attached requiring that the proposed plant screen be constructed and completed prior to the plant equipment coming into operation on the roof.

20. Historic England were consulted and confirm that Scheduled Monument Consent has been granted for the works and they have no objections to the current application.
21. The Conservation Area Advisory Committee were consulted and had no objections.

Considerations

22. 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).
 - For development within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area and its setting (S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).
 - 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).
23. Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under S72 and to the need for special regard to be paid the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, as required by S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.
24. In considering the planning application before you, account has to be taken of the statutory and policy framework, the documentation accompanying the application, and views of both statutory and non-statutory consultees.

Policies

25. The development plan consists of the London Plan and the City of London Local Plan. The Mayor of London and the City of London have prepared draft plans which are material considerations to be taken into account in the determination of the applications and are set out in Appendix B to this Report.
26. The Draft London Plan is at an advanced stage. It takes forward many of the policy positions of the existing plan whilst strengthening and adding

to others. On 21st December 2020 the Mayor sent the draft Publication London Plan to the Secretary of State for his consideration. The Secretary of State responded on the 29th of January 2021 formally confirming that the version of the London Plan provided on the 21st December 2020 contained the modifications necessary to conform with the previous directions. As it has passed through the Examination in Public, and there are no longer any barriers to the adoption of the plan it is expected that the new London Plan will be published shortly. As such it can be afforded significant weight as a material consideration. It is possible that the new London Plan will be adopted before the permission is issued, should members resolve to grant planning permission.

27. The draft City Plan 2036 was agreed by the Court of Common Council in May 2020 for pre-submission, Regulation 19, consultation. Amendments to the Plan, taking into account the 2020 revisions to the Use Class Order, were approved by the Court of Common Council in January 2021. The Plan is therefore a material consideration in the determination of planning applications. Regulation 19 consultation is due to commence in March 2021. As the plan has not yet reached the regulation 19 stage, it can only be afforded some weight.
28. The London Plan and Local Plan policies and supplementary planning guidance documents that are most relevant to the consideration of this case are set out in Appendix B to this report.
29. Government Guidance is contained in the National Planning Policy Framework (NPPF) 2019 and the Planning Practice Guidance (PPG) which is amended from time to time.
30. In respect of sustainable development, the NPPF states that paragraph 10 that “at the heart of the Framework is a presumption in favour of sustainable development.” At Paragraph 11(c) the NPPF states that for decision making this means “approving development proposals that accord with an up-to-date development plan without delay”.
31. Paragraph 48 of the NPPF states that local planning authorities may give weight to relevant policies in emerging plans according to:
 - a) the stage of preparation of the emerging plan (the more advanced its preparation the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

32. The NPPF states at paragraph 8 that achieving sustainable development has three overarching objectives, being economic, social and environmental.
33. Chapter 12 of the NPPF seeks to achieve well designed places. Paragraph 124 advises that “The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.
34. Paragraph 127(f) states that decisions should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”
35. Chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 190 of the NPPF advises that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
36. Paragraph 192 of the NPPF advises, “In determining applications, local planning authorities should take account of:
 - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.”
37. Paragraph 193 of the NPPF advises “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
38. Paragraph 194 of the NPPF states “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
 - a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”
39. Paragraph 196 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” When carrying out that balancing exercise in a case where there is harm to the significance of a listed building, considerable importance and weight should be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. When carrying out the balancing exercise in a case where there is harm to the significance of a conservation area, considerable importance and weight should be given to the desirability of preserving or enhancing the character or appearance of the conservation area.
40. The principal issues in considering this application are:
- Impact on residential amenity; and
 - Impact on designated heritage assets, design and visual impact.

Impact on residential amenity

41. The proposed units would be visible from windows of the buildings on Ludgate Hill and the enclosure has been designed to reduce the sound level emitted and to visually screen the units from surrounding neighbours. It would be finished in a colour that would reduce its visual impact.
42. The Applicant has demonstrated that two alternative locations were considered for the units, and the alternative locations were considered not to be feasible due to the impact on the scheduled monument or due to practical issues.
43. Residents have raised concerns about the impact of the noise and vibration of the proposed units, in addition to the cumulative impact of noise from existing plant units nearby. The residents are also concerned about the overall impact of the proposals on health and wellbeing.
44. The Noise Modelling Report submitted with the application states that the results indicate the highest noise level at the adjacent façade (rear of Ludgate Hill properties) to the proposed enclosure would be 42.4 dB LAeq,T.
45. This was supplemented at a later stage by an Acoustic Assessment of the plant. This states that the units will be fixed to run at 50% duty and located within the enclosure in order to meet the noise limits. In addition, the noise levels were assessed with the noise from six other condenser units, kitchen supply and extract equipment (as approved under ref.

19/00736/FULL) and two MVHR units within the ceiling voids at 1st and 3rd floor level. Two condenser units approved under ref. 19/00736/FULL are located on the flat roof which is the subject of this application.

46. The Acoustic Assessment states that the plant noise calculations to external sensitive residential receptors, including the properties at Ludgate Hill, would be more than 10dBA below the background sound level, therefore the scheme is considered to be compliant with the standard plant noise condition required by development in the City of London.
47. The Department of Markets and Consumer Protection have reviewed the application and have recommended that in order to ensure that the development would comply with the details contained in the Acoustic Report, a condition be included which requires the applicant to undertake an acoustic assessment following installation but prior to operation to ensure that the noise from the units is 10dB below background noise level. The condition allows for further acoustic mitigation to be installed should the units fail to achieve the required noise levels. A condition has also been included requiring the units to be mounted in a way that would minimise structure borne sound.
48. Conditions are recommended to control noise, use and maintenance of the plant and enclosure:
 - The plant enclosure must be constructed prior to first use of plant equipment;
 - The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA;
 - 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;
 - The hours of operation for the plant to be restricted (between 23:30 and 07:00).
49. Therefore, the proposed plant would not have an adverse impact on the amenity of nearby residents.

Impact on designated heritage assets, design and visual impact

50. The historic and architectural interest at the Site is very high. The Great Hall of the Stationers' Hall is considered to possess high significance as the direct successor to the hall of the medieval house and the most important room in the life of the Stationers' Company and this level of significance extends to the entire exterior and the Hall buildings which are arranged around a central courtyard.
51. The proposed units would be located within a louvred enclosure, and the enclosure would be 5700mm in length, up to 2600mm high and 3350mm in depth. The enclosure would include chamfered profiled edges at the

top to the north and south elevations, and would be finished with a slate grey RAL colour to match roofing lead.

52. The plant enclosure has been designed to visually screen the units and the proposed location would be partly screened by existing parapet walls, and would be finished in a colour that would reduce its visual impact. It would be visible from one area of the Stationers Hall Garden, but not visible from ground level from Stationers Hall Court, to the east of the Hall.
53. It is also proposed to lower the level of the existing flat roof on which the plant would be sited, to reduce the amount of the enclosure protruding above the existing parapet walls, which would minimise its visual impact and the impact on surrounding designated heritage assets.
54. The visual impact of the proposal to surrounding heritage assets is considered to be minor and is therefore considered acceptable in design terms and would not harm the special architectural or historic interest of the Stationers' Hall or the character and appearance of the St Paul's Cathedral Conservation Area.
55. The settings of the listed buildings nearby, including the Church of St. Martin Ludgate, would not be adversely affected by the proposal.
56. The above is in accordance with S66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990) and with S72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990).

Other considerations

57. The Applicant is proposing air source heat pumps, to replace the existing gas boiler for heating purposes, therefore this is considered to be a low carbon technology. Furthermore, in response to objections regarding the proposed plant, the Department of Markets and Consumer Protection have confirmed that the type of plant proposed is typical of the units installed across the City of London.
58. The Applicant has confirmed that efforts have been made to complement the air conditioning units with the use of passive measures within the building, such as solar film and window blinds which will improve and stabilise the environment in keeping with its significant historic fabric.
59. The Applicant has prepared an Energy and Carbon Emissions Study for the Great Hall, Stock Room and Court Room which states that the carbon reduction would be over 80% when considering the use of the units for light cooling.

Conclusion

60. The proposed air conditioning plant and enclosure would not cause harm to designated heritage assets or result in a material loss of amenity to nearby residential occupiers. It would not harm the setting of the listed

building and Scheduled Monument and surrounding designated assets and would preserve the character and appearance of the St Paul's Cathedral Conservation Area.

Background Papers:

Preliminary Assessment of the Environmental and Conservation Issues associated with the proposed installation of air conditioning, November 2019

Heritage Statement submitted with application ref. 19/00521/FULL

15/07/2020 Noise Modelling of Proposed Enclosure for Air Conditioning Condenser Units

04/09/2020 Air Cooling Design and Access Statement

01/10/2020 Letter, Conservation Area Advisory Committee

05/10/2020 Email, Environmental Health

20/11/2020 Letter, Historic England

20/12/2020 Comment, Christopher Jones (Objection)

20/12/2020 Comment, Kathryn Colvin (Objection)

21/12/2020 Comment, Jeffery Harvey-Wells (Objection)

22/12/2020 Comment, Charles Smart (Objection)

22/12/2020 Comment, Zoe Vucicevic (Objection)

25/01/2021 Response document from Applicant to objections

20/01/2021 Email, Environmental Health

02/02/2021 Comment, Ann Holmes (Objection)

15/02/2021 Letter, Kathryn Colvin

Appendix B: Planning Policies

London Plan, March 2016

- 2.10 - Central Activities Zone - Strategic Priorities
- 2.11 - Central Activities Zone - Strategic Functions
- 2.12 - Central Activities Zone - Predominantly local activities
- 3.2 - Improving health and addressing health inequalities
- 5.2 - Minimising carbon dioxide emissions
- 5.3 - Sustainable design and construction
- 5.4 - Retrofitting
- 7.1 - Lifetime neighbourhoods
- 7.4 - Local character
- 7.8 - Heritage assets and archaeology
- 7.11 - London View Management Framework
- 7.12 - Implementing the London View Management Framework
- 7.14 - Improving air quality
- 7.14 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

London Plan Supplementary Planning Guidance (SPGs)

- London View Management Framework SPG, March 2012
- Sustainable Design and Construction SPG, April 2014

Publication London Plan, December 2020

- GG1 - Building strong and inclusive communities
- GG3 - Creating a healthy city
- GG6 - Increasing efficiency and resilience
- SD4 - The Central Activities Zone (CAZ)
- D4 - Delivering good design
- D5 - Inclusive design
- D13 - Agent of Change
- D14 - Noise
- HC1 - Heritage conservation and growth
- HC3 - Strategic and Local Views
- HC4 - London View Management Framework
- SI1 - Improving air quality

Local Plan Supplementary Planning Documents (SPDs)

- St Paul's Cathedral Conservation Area: Character Summary & Management Strategy SPD, March 2013
- Protected Views SPD, January 2012
- Air Quality Strategy 2019 - 2024

Draft City Plan 2036

- S1 - Healthy and Inclusive City
- HL2 - Air Quality
- HL3 - Noise and light pollution
- S3 - Housing
- HS3 - Residential Environment
- S8 - Design
- DE1 - Sustainability Standards
- DE2 - New Development
- S11 - Historic Environment
- HE1 - Managing Change to Heritage Assets
- HE2 - Ancient Monuments and Archaeology
- S13 - Protected Views

Relevant Local Plan Policies

CS6 Meet challenges Cheapside/St Paul's

To develop Cheapside and St Paul's area as the City's 'high street' and key visitor destination, increasing the amount of high quality retailing, promoting the City's unique cultural and leisure activities and heritage, and improving the pedestrian environment.

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.

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.

DM12.2 Development in conservation areas

1. Development in conservation areas will only be permitted if it preserves and enhances the character or appearance of the conservation area.
2. The loss of heritage assets that make a positive contribution to the character or appearance of a conservation area will be resisted.
3. Where permission is granted for the demolition of a building in a conservation area, conditions will be imposed preventing demolition commencing prior to the approval of detailed plans of any replacement building, and ensuring that the developer has secured the implementation of the construction of the replacement building.

DM12.4 Archaeology

1. To require planning applications which involve excavation or ground works on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
2. To preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and to seek a public display and interpretation, where appropriate.
3. To require proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to advance understanding.

CS13 Protect/enhance significant views

To protect and enhance significant City and London views of important buildings, townscape and skylines, making a substantial contribution to protecting the overall heritage of the City's landmarks.

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.

DM15.7 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.

DM21.3 Residential environment

1. The amenity of existing residents within identified residential areas will be protected by:

- a) resisting other uses which would cause undue noise disturbance, fumes and smells and vehicle or pedestrian movements likely to cause disturbance;
- b) requiring new development near existing dwellings to demonstrate adequate mitigation measures to address detrimental impact.

2. Noise-generating uses should be sited away from residential uses, where possible. Where residential and other uses are located within the same development or area, adequate noise mitigation measures must be provided and, where required, planning conditions will be imposed to protect residential amenity.

3. All development proposals should be designed to avoid overlooking and seek to protect the privacy, day lighting and sun lighting levels to adjacent residential accommodation.

4. All new residential development proposals must demonstrate how potential adverse noise impacts on and between dwellings will be mitigated by housing layout, design and materials.

5. The cumulative impact of individual developments on the amenity of existing residents will be considered.

SCHEDULE

APPLICATION: 20/00686/FULL

Stationers Hall Stationers Hall Court London

Installation of condensing units within louvred acoustic enclosure on flat roof and lowering the height of the flat roof, located to south of the Great Hall of The Stationers Hall. Units to serve the Great Hall, Court Room and Stock Room.

Please note that the proposals have been revised to further lower the flat roof where the plant would be located by an additional 300mm to minimise the visual impact.

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 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:
 - The proposed RAL colour for the plant enclosure; and
 - particulars and sample of the plant enclosure.Reason: 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.
- 3 All new work and work in making good 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 permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.
- 4 The plant hereby permitted shall not be operated between the hours of 23.30 on one day and 07.00 on the following day, other than for maintenance purposes or in the case of emergency.
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) 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 nearest noise sensitive premises. 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.
- 6 The plant enclosure shown in the drawings hereby approved shall be constructed and completed prior to the first use of the plant equipment on the roof and shall be retained thereafter as approved for the life of the plant it encloses (including any replacement plant provided pursuant to condition '5') .
REASON: To ensure a satisfactory external appearance in accordance with the following policy of the Local Plan: DM10.1.
- 7 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, and shall be so mounted for the life of the plant (including any replacement plant provided pursuant to condition '5').
REASON: In order to protect the amenities of commercial occupiers in the building in accordance following policy of the Local Plan: DM15.7.
- 8 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: 180 SH AC 001 Rev B, 180 SH AC 100 Rev A, 180 SH AC 101 Rev D, 180 SH AC 102b Rev E, 180 SH AC 103 Rev E, 180 SH AC 104 Rev F, 180 SH AC 105 Rev E, 3D views prepared 19.02.21.
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.