

Application ref: 2023/2636/L
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The Planning Lab
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**British Museum
Great Russell Street
London
WC1E 7JW**

Proposal:

Installation of plant, repair and waterproofing of 5 lower roofs of the connecting corridor between the main building and the East Wing and other associated structural, and internal works.

Drawing Nos: 111-Nex-00-XX-DR-A-100 rev P1; 111-Nex-00-XX-DR-A-111 rev P2; 111-Nex-00-XX-DR-A-112 rev P2; 111-Nex-00-XX-DR-A-113 rev P1; 111-Nex-00-XX-DR-A-141 rev P1; 111-Nex-00-XX-DR-A-142 rev P1; 111-Nex-00-XX-DR-A-143 rev P1; 111-Nex-00-XX-DR-A-144 rev P2; 111-Nex-00-XX-DR-A-211 rev P2; 111-Nex-00-XX-DR-A-212 rev P2; 111-Nex-00-XX-DR-A-213 rev P2; 111-Nex-00-XX-DR-A-251 rev P1; 111-Nex-00-XX-DR-A-271 rev P2; 111-Nex-00-XX-DR-A-272 rev P1; 111-Nex-00-XX-DR-A-273 rev P2; 111-Nex-00-XX-DR-A-274 rev P2; 111-Nex-00-XX-DR-A-285 rev P1; 111-Nex-00-XX-DR-A-286 rev P1; Design and Access Statement prepared by Nex dated 26/05/2023; Noise Impact Assessment prepared by Venta Acoustics dated 24/05/2023; Heritage Building Report prepared by Donald Insall Associates; Overheating Statement prepared by Hoare Lea dated 11/07/2023; Stage 3 Notes to Tenderers prepared by Civic Engineers dated 15/05/2023; 1635-10-CIV-XX-ZZ-S-S-00002 rev P02.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

111-Nex-00-XX-DR-A-100 rev P1; 111-Nex-00-XX-DR-A-111 rev P2; 111-Nex-00-XX-DR-A-112 rev P2; 111-Nex-00-XX-DR-A-113 rev P1; 111-Nex-00-XX-DR-A-141 rev P1; 111-Nex-00-XX-DR-A-142 rev P1; 111-Nex-00-XX-DR-A-143 rev P1; 111-Nex-00-XX-DR-A-144 rev P2; 111-Nex-00-XX-DR-A-211 rev P2; 111-Nex-00-XX-DR-A-212 rev P2; 111-Nex-00-XX-DR-A-213 rev P2; 111-Nex-00-XX-DR-A-251 rev P1; 111-Nex-00-XX-DR-A-271 rev P2; 111-Nex-00-XX-DR-A-272 rev P1; 111-Nex-00-XX-DR-A-273 rev P2; 111-Nex-00-XX-DR-A-274 rev P2; 111-Nex-00-XX-DR-A-285 rev P1; 111-Nex-00-XX-DR-A-286 rev P1; Design and Access Statement prepared by Nex dated 26/05/2023; Noise Impact Assessment prepared by Venta Acoustics dated 24/05/2023; Heritage Building Report prepared by Donald Insall Associates; Overheating Statement prepared by Hoare Lea dated 11/07/2023; Stage 3 Notes to Tenderers prepared by Civic Engineers dated 15/05/2023; 1635-10-CIV-XX-ZZ-S-S-00002 rev P02.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 The applications are pursuant to roof works undertaken to the South Colonnade of the British Museum approved under planning permission ref 2019/5569/P and listed building consent ref 2019/5640/L, which identified that works were required to the lower roofs over the East Wing link.

An historical analysis has identified that three of the five roofs subject of these applications are modern and make no contribution to the significance of the Grade I Listed museum building. However, the roofs over the corridor and the room to the north at its western end are patent slate roofs which are rare

survivals and part of the early fabric of the building, so make an important contribution to historic and architectural significance. One of the roofs is part of the original plan, and one an early addition made by the architect Sydney Smirke, who completed the original building. The roof construction is also historically important as both roofs are early examples of patent slating, which was a relatively rare form of roof construction employed in the first half of the 19th century, mainly on high-status buildings such as the Palace of Westminster. Historically there were further examples of this roof type across the museum site, but these two roofs are now the only survivals together with one example on the western side of the complex (not subject of this application). They are therefore considered worthy of preservation, although this will not be possible in their original form due to structural and environmental constraints.

The proposed works to the roofs mainly include retention of the slated roof in situ and application of cold roofing membrane over the slate construction, installation of timber reinforcement of the roof voids and replacement of lath and plaster ceilings where necessary within the historic slated roofs and replacement of the roof coverings of the modern roofs. These works would not harm any features of historic interest and would be considered acceptable. The proposal would include the replacement of the existing air handling plant that is located on the metal gantry that is suspended above part of the historic roof closest to the South Colonnade Building. The replacement plant would not harm the special architectural or historic significance of the listed building.

Associated works include the replacement of cast-iron gutters, the retention and maintenance of copper-clad gutters, the installation on the affected roofs of a man-safe system for access purposes, and the like-for-like replacement of a rooflight plus the installation of new services and finishes including new flooring to the Day Shift Office which would be of a reversible nature and would not harm any features of historic interest.

Careful consideration has been given to the specifications for the lower roof works, with the most sensitive solutions for the rare slated roofs proposed by the applicant after discussions with the Council and Historic England. Whilst there would be a degree of change required to retain the historic roofs, the priority is to protect the rare slate construction in conjunction with the provision of a structurally and environmentally sound building envelope.

As such, no harm will be caused to the special interest of the Grade I Listed museum building and the works would be considered acceptable.

The site's planning history has been taken into account when making this decision. Historic England have authorised the issuing of the decision in line with Council's local plan policies and the Secretary of State has endorsed the decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

- 2 As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer