

Application ref: 2023/2020/L
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Montagu Evans LLP
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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:

Erection of new two storey building, plus basement and associated works to provide plant and welfare accommodation ancillary to the Museum following demolition of existing building and two storey structures on East Road (to the rear of 9-11 Montague Street and 43 Russell Square).

Drawing Nos: Existing plans

10771-WW-ER-RF-DR-A-1000 rev P5; 10771-WW-ER-RF-DR-A-1001 rev P5; 10771-WW-ER-00-DR-A-1110 rev P5; 10771-WW-ER-01-DR-A-1111 rev P5; 10771-WW-ER-RF-DR-A-1113 rev P5; 10771-WW-ER-XX-DR-A-1210 rev P5; 10771-WW-ER-XX-DR-A-1211 rev P5; 10771-WW-ER-XX-DR-A-1212 rev P5; 10771-WW-ER-XX-DR-A-1213 rev P5; 10771-WW-ER-XX-DR-A-1310 rev P5; 10771-WW-ER-XX-DR-A-1311 rev P5; 10771-WW-ER-XX-DR-A-1312 rev P5; 10771-WW-ER-XX-DR-A-1313 rev P5.

Demolition plans

10771-WW-ER-01-DR-A-1610 rev P11; 10771-WW-ER-02-DR-A-1611 rev P10;
10771-WW-ER-RF-DR-A-1612 rev P10; 10771-WW-ER-XX-DR-A-1710 rev P10;
10771-WW-ER-XX-DR-A-1711 rev P10; 10771-WW-ER-XX-DR-A-1712 rev P11;
10771-WW-ER-XX-DR-A-1713 rev P11; 10771-WW-ER-XX-DR-A-1810 rev P10;
10771-WW-ER-XX-DR-A-1811 rev P10; 10771-WW-ER-XX-DR-A-1812 rev P10;
10771-WW-ER-A_XX-DDG-A-1813 rev P10.

Proposed plans:

10771-WW-ER-RF-DR-A-2000 rev P7; 10771-WW-ER-RF-DR-A-2001 rev P5; 10771-WW-ER-00-DR-A-2110 rev P9; 10771-WW-ER-01-DR-A-2111 rev P9; 10771-WW-ER-02-DR-A-2112 rev P10; 10771-WW-ER-RF-DR-A-2001 rev P5; 10771-WW-ER-RF-DR-A-2113 rev P9; 10771-WW-ER-RF-DR-A-2114 rev P6; 10771-WW-ER-XX-DR-A-2210 rev P9; 10771-WW-ER-XX-DR-A-2211 rev P10; 10771-WW-ER-XX-DR-A-2212 rev P9; 10771-WW-ER-XX-DR-A-2213 rev P9; 10771-WW-ER-XX-DR-A-2310 rev P9; 10771-WW-ER-XX-DR-A-2311 rev P8; 10771-WW-ER-XX-DR-A-2312 rev P9; 10771-WW-ER-XX-DR-A-2313 rev P9.

Supporting documents:

Planning Statement prepared by Montague Evans dated April 2023; East Road Building Planning Addendum rev A prepared by Wright & Wright Architects dated 09/06/2023; Schedule of Works rev B prepared by Wright & Wright Architects dated 03/04/2023; Heritage Statement prepared by Montague Evans dated April 2023

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:

Existing plans

10771-WW-ER-RF-DR-A-1000 rev P5; 10771-WW-ER-RF-DR-A-1001 rev P5; 10771-WW-ER-00-DR-A-1110 rev P5; 10771-WW-ER-01-DR-A-1111 rev P5; 10771-WW-ER-RF-DR-A-1113 rev P5; 10771-WW-ER-XX-DR-A-1210 rev P5; 10771-WW-ER-XX-DR-A-1211 rev P5; 10771-WW-ER-XX-DR-A-1212 rev P5; 10771-WW-ER-XX-DR-A-1213 rev P5; 10771-WW-ER-XX-DR-A-1310 rev P5; 10771-WW-ER-XX-DR-A-1311 rev P5; 10771-WW-ER-XX-DR-A-1312 rev P5; 10771-WW-ER-XX-DR-A-1313 rev P5.

Demolition plans

10771-WW-ER-01-DR-A-1610 rev P11; 10771-WW-ER-02-DR-A-1611 rev P10; 10771-WW-ER-RF-DR-A-1612 rev P10; 10771-WW-ER-XX-DR-A-1710 rev P10; 10771-WW-ER-XX-DR-A-1711 rev P10; 10771-WW-ER-XX-DR-A-1712 rev P11; 10771-WW-ER-XX-DR-A-1713 rev P11; 10771-WW-ER-XX-DR-A-1810 rev P10; 10771-WW-ER-XX-DR-A-1811 rev P10; 10771-WW-ER-XX-DR-A-1812 rev P10; 10771-WW-ER-A_XX-DDG-A-1813 rev P10.

Proposed plans:

10771-WW-ER-RF-DR-A-2000 rev P7; 10771-WW-ER-RF-DR-A-2001 rev P5; 10771-WW-ER-00-DR-A-2110 rev P9; 10771-WW-ER-01-DR-A-2111 rev P9; 10771-WW-ER-02-DR-A-2112 rev P10; 10771-WW-ER-RF-DR-A-2001 rev P5;

10771-WW-ER-RF-DR-A-2113 rev P9; 10771-WW-ER-RF-DR-A-2114 rev P6; 10771-WW-ER-XX-DR-A-2210 rev P9; 10771-WW-ER-XX-DR-A-2211 rev P10; 10771-WW-ER-XX-DR-A-2212 rev P9; 10771-WW-ER-XX-DR-A-2213 rev P9; 10771-WW-ER-XX-DR-A-2310 rev P9; 10771-WW-ER-XX-DR-A-2311 rev P8; 10771-WW-ER-XX-DR-A-2312 rev P9; 10771-WW-ER-XX-DR-A-2313 rev P9.

Supporting documents:

Planning Statement prepared by Montague Evans dated April 2023; Schedule of Works rev B prepared by Wright & Wright Architects dated 03/04/2023; Heritage Statement prepared by Montague Evans dated April 2023

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.

- 4 Prior to the commencement of demolition of the East Road building, full structural engineer's drawings, calculations and report as applicable demonstrating the impacts of the proposed works on the retained built fabric including perimeter walls and any impacts on the historic building envelope and below-ground structure of the adjacent grade II listed terrace at 10-11 Montague Street shall be submitted to and approved in writing by the Local Planning Authority.

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 Reasons to grant consent:

Permission is sought for the erection of a new 2 storey building with basement within the Museum Estate to provide an engineering support hub, including plant infrastructure and support accommodation. This is part of the first phase of a wider programme of work to upgrade and transition to sustainable infrastructure to enable the Museum to move towards a net zero carbon future.

DESIGN AND HERITAGE

The proposal includes the demolition of the existing 20th century post-war single storey East Road building (ERB) and the double height temporary structures known as the Green Huts. The East Road building is of a utilitarian

appearance and is a detractor on the British Museum site. The Green Huts are temporary portacabins and the removal of these buildings is also seen as an enhancement. Both sets of buildings are of no historic value. As curtilage structures, their removal will improve the setting of the grade II listed townhouses to the east, as well as de-cluttering the setting of the Museum's eastern range located a few metres to the west.

The existing East Road building (ERB) is subordinate to the principal buildings within the overall architectural hierarchy of the museum complex, being single storey in height. The proposed ERB building will be part single storey/part 2 storeys in height. The addition of a permanent upper floor at first floor level will be read in conjunction with the upper section of the Museum's eastern range and the principal first floor of the townhouses. In section, the eastern wall of the upper floor has been located as far away as possible from the main rear building line of the terrace, with a noticeable set-back above the ground-floor. This set-back will help to mitigate the impacts on the rear section of the terrace, but the additional height and bulk will be directly visible from the principal rear rooms of the houses at No 9-11 (consec) Montague Street (which are in office use).

The setting of the backs of the listed townhouses are of relatively high significance and include traditional bowed bay windows and a relatively uniform fenestration pattern which is particularly evident at upper floor level. Notwithstanding this, the lower sections of several of the buildings have been altered or in some cases rebuilt and their settings have already been compromised by the existing structures including the low level 20th century extensions and the 2 buildings that are proposed to be demolished as part of this application. The height of the new ERB would be kept to a minimum as the two story element would be set back away from the terrace on the western side of the new building.

On the Museum side, the new building will encroach more on the eastern range than the existing arrangement, but the grade I listed building is very robust and in this location was designed from the start to be back-of-house and not visible from the public realm. As such, the level of harm arising from the development will be low on the Museum building and it would not harm its significance .

The proposed ERB will help stream-line the built environment in this part of the Museum estate, as well as providing fit-for-purpose infrastructure and workshop facilities tailored to 21st century requirements. The architectural intent is purposefully utilitarian to reflect the proposed functions and back-of-house location, as well as to complement the surrounding listed buildings, all of which are constructed from London stock brick. A simple fenestration pattern has been incorporated into the elevational design to reflect the classical proportions of both the terrace and the Museum's eastern range.

- 2 Overall the proposal would result in some harm to the setting of the backs of the listed townhouses. However, given its backland location, the most important views in relation to the museum and its surroundings are preserved, minimising the level of harm. The public benefits of the proposals in the

planning balance include the reduction and mitigation of critical risks of harm to people, buildings and the museum collection, as well as mitigating against service failure leading to localised or complete closure of the Museum. The proposal will help support the implementation of the energy efficient services in support of the Government's commitment to Net Zero and will help with elimination of the direct carbon emissions produced by existing gas boilers, which will be replaced, resulting in an estimated annual net saving of 1700 tonnes of CO2.

To protect the adjacent grade II listed terrace at 10-11 Montague Street a condition to require the submission, approval and implementation of full structural engineer's drawings, calculations and report as applicable demonstrating the impacts on the retained built fabric is to be attached.

The site's planning history has been taken into account when making this decision. No objections have been received prior to making this decision. Historic England have authorised the issuing of a consent for this proposal.

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.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 blue rectangular background.

Daniel Pope
Chief Planning Officer