

Application ref: 2023/1848/P
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Date: 17 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

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; Air Quality Addendum prepared by Encon Associates dated 13/10/2023; Follow up note on Air Quality prepared by Encon Associates; Basement Impact Assessment prepared by Alan Baxter dated March 2023 Updated December 2023; Flood Risk Assessment prepared by Alan Baxter dated December 2023; Response to Camden Local Planning Authority comments on Energy and Sustainable Design Statement prepared by Steensen Varming dated 21/09/2023; Solar PV Systems brochure produced by Bauder dated 10/07/2023; Bauder Solar G Light Biosolar Photovoltaic Mounting System produced by Bauder dated 21/09/2022; SolarWatt Panel product technical data sheet produced by SolarWatt; General Maintenance Photovoltaic Arrays produced by Bauder dated February 2022; An Archaeological Desk-Based Assessment prepared by Pre-Construct Archaeology Ltd Updated July 2023; Arboricultural Implication Assessment prepared by Writtle Forest Consultancy dated October 2022; Preliminary Ecological Appraisal (Extended Phase 1 Habitat Survey) prepared by Writtle Forest Consultancy dated October 2022; Tree Survey and Tree Constraints Plan prepared by Writtle Forest Consultancy dated October 2022; Arboricultural Method Statement and Tree Protection Plan prepared by Writtle Forest Consultancy dated October 2022; Proposed Drainage Strategy prepared by Alan Baxter dated March 2023; Daylight, sunlight, overshadowing report prepared by GIA Chartered Surveyors dated March 2023; Environmental Noise Impact Assessment prepared by Encon Associates dated 11/04/2023; BREEAM prepared by Eight Versa dated April 2023; Lighting Assessment prepared by Steensen Varming dated March 2023.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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.

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Arboricultural Method Statement and Tree Protection Plan prepared by Writtle Forest Consultancy dated October 2022; Proposed Drainage Strategy prepared by Alan Baxter dated March 2023; Daylight, sunlight, overshadowing report prepared by GIA Chartered Surveyors dated March 2023; Environmental Noise Impact Assessment prepared by Encon Associates dated 11/04/2023; BREEAM prepared by Eight Versa dated April 2023; Lighting Assessment prepared by Steensen Varming dated March 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Before the relevant part of the work is begun on the buildings hereby approved, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details of façade design, including brickwork detailing (brick and mortar specification, details of brick bond and coursing) at scale 1:10

b) Plans, elevations and sections of window and door design at scale 1:10, including full product specifications outlining details of opening mechanisms, materials, finishes and colours, together with external ironmongery as applicable.

c) Details of the external entrance ramp onto the East Road and associated fittings at scale 1:10, including materials, finishes and colours.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Excluding external demolition down to ground level, no development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- a. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - b. Where appropriate, details of a programme for delivering related positive public benefits
 - c. The programme for post investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: In order to minimise damage to the important archaeological remains which exist on this site, in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe'

rails shall be fixed or installed on the external face of the buildings unless shown on the approved plans.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Any subsequent change or reappointment shall be confirmed in writing to the Council forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Report prepared by Alan Baxter Ltd Rev A dated December 2023, Flood Risk Assessment prepared by Alan Baxter dated December 2023 and Movement Monitoring Note prepared by Alan Baxter dated 09/02/2023 hereby approved unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies A1 and A5 of the Camden Local Plan 2017.

- 8 The photovoltaic cells and associated equipment hereby approved (Drawings: 10771-WW-ER-02-DR -A-2112, 10771-WW-ER-RF-DR -A-2113 Maintenance Plan: Bauder BioSOLARG2 PV System - Rev V6 Feb 2022) shall be installed as part of the development. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter in accordance with the approved maintenance plan.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to excavation of the basement, full details of the sustainable drainage system including an attenuation tank and green roofs shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The

details shall demonstrate a site run-off rate conforming to the greenfield run-off rate or other rate 1.5l/s as approved by the Local Planning Authority. An up to date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided including:

- " The proposed SuDS or drainage measures including storage capacities
- " The proposed surface water discharge rates or volumes

Systems shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

- 10 Prior to the use of the development, evidence that the SUDS system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The SUDS systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan.

- 11 The standby generators hereby approved shall only be used for emergency power provision and/or the specific purposes as agreed by the Local Planning Authority.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and policy 7.14 of the London Plan 2021.

- 12 Testing of each of the generators hereby approved shall be limited to 30 minutes per month. Generator testing shall not be carried out during any period with current elevated concentrations for any of the following pollutants: nitrogen dioxide (NO₂), particulate matter (PM₁₀ or PM_{2.5} or PM₁) or ozone (O₃), or at any time when concentrations of any of these pollutants have been forecast or predicted to become elevated within the next 48 hours, according to any of the available real-time and forecast air pollution platforms:
- o Mayor of London: Monitoring air pollution
 - o Air Quality England
 - o London Air
 - o UK AIR Daily Air Quality Index
 - o airTEXT

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and policy 7.14 of the London Plan 2021.

- 13 Within 12 months of first occupation the applicant shall submit to the Council (AirQuality@camden.gov.uk) an annual generator testing report stating the dates, times and duration of generator testing and, if applicable, usage, during the preceding 12-month period, and thereafter submit the equivalent report at

yearly intervals going forward for the lifetime of the use.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

- 14 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Method Statement and Tree Protection Plan dated December 2023 ref. 220910 by Writtle Forest Consultancy. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 15 Prior to above ground works (excluding demolition down to ground level) full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 16 Prior to above ground works (excluding demolition down to ground level) a plan detailing 2 bird boxes and at least 1 bat box locations and types shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter permanently retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and policy A3 of the Camden Local Plan 2017

- 17 No vegetation and built structures potentially suitable as a bird habitat shall be removed except outside of the bird nesting season (March-September inclusive). Where this is not possible, an ecologist shall be engaged to assess

any vegetation and built structures for active signs of nesting and in the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats in accordance with the requirements of policy A3 of the Camden Local Plan 2017.

- 18 Prior to the relevant part of the works details of the proposed lighting scheme, to include a lux levels plan, (including any mitigation for expected light spill, especially during the active period for bats between November - May), shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme and mitigation measures should be implemented in accordance with the approved details prior to occupation and retained and maintained as such thereafter.

Reason: In the interest of ecology, visual amenity and promoting a safe and secure environment in accordance with policies A1, A2, A3 and C5 of the Camden Local Plan 2017.

- 19 Prior to the commencement of the use of the development hereby approved, automatic time clocks shall be fitted to the wall mounted lighting hereby approved, to ensure that the lighting equipment only operates between sunset and 23:00 hours. The timer equipment shall thereafter be permanently retained and maintained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 20 Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10dB one metre outside any premises.

The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

21 In the event that any evidence of potential contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is used.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

22 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

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 story 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 demolition works will also positively impact on the character and appearance of the conservation area.

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 from the first floor and associated 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 is of relatively high significance and includes 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 storey 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. The impact on the character and appearance of the conservation area will also be limited due to the backland location of the proposed development, which is screened from the public highway. The development is likely to be visible only in private views from the rear of the Montague Street and Russell Square terrace and from back-of-house sections of the Museum buildings and outdoor spaces.

- 2 The proposed ERB will help streamline 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, with a green roof blending with the garden context of the townhouses as well as increasing local biodiversity.

A condition is to be attached to secure final details of the facade (including brickwork details), windows and doors (including ironmongery) and ramp onto East Road.

Overall the proposal would result in a low level of 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 mitigation 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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

ARCHAEOLOGY:

An Archaeological Desk-Based Assessment has been submitted in support of the application. Historic England (GLAAS) has reviewed the document. It has been confirmed that the impact of the proposed development would depend on the details of the groundworks in relation to archaeological levels that would need to be confirmed. The development would only be likely to cause a low level of harm to the overall significance of the assets. This would be satisfactorily mitigated by a condition to secure a written scheme of investigation (WSI) and any requisite mitigation.

BASEMENT:

The proposal includes a basement which would be confined to within the footprint of the building. The basement would comply with all the relevant criteria of policy A5 and would be considered acceptable in terms of its size and scale.

A basement impact assessment was submitted. This has been reviewed by the Council's external auditors (Campbell Reith) and is considered acceptable subject to the submission of a Basement Construction Plan (BCP) to secure further details of the construction sequence and temporary works design of the basement. This would be secured by a S.106 legal agreement. A condition would be attached to ensure that a suitably qualified engineer oversees the temporary and permanent works and that the proposed basement would be carried out in line with the relevant documents.

AMENITY OF NEIGHBOURING OCCUPIERS:

At ground floor level, the replacement building would have very similar building lines as the existing single storey building (albeit 0.4m closer to the properties fronting Montague Street to the east). The new building would include a 1st floor that would be set back approximately 10.5m from the west elevation of properties fronting into Montague Street.

- 3 A daylight and sunlight report has been submitted in support of the application. The surrounding properties are either in commercial office uses or hotel uses. Nos 6-7 Montague Street and 2-5 Montague Street (hotel uses) were assessed. The report concluded that the daylight to these properties and their garden areas would remain unaffected. The proposal will not have any undue impacts on daylight or sunlight at these properties and would be considered acceptable.

There are no east facing windows in the building that front onto the rear of the Montague Street properties. There will be no loss of privacy to these or any other neighbouring properties. The proposed building would include a new 1st floor. This would be located approximately 10.5m from the basement, ground and first floor rear windows of no. 10 Montague Street. The presence of an additional storey may result in some loss of outlook from rooms within this building which are used as boardrooms and for teaching space by UCL. Given the commercial use of the building and the fact that the remaining windows within the building would be unaffected by the proposal, it is considered that the loss of outlook to these rooms would not be detrimental to the use and enjoyment of the building as a whole and would be considered acceptable.

A noise assessment has been submitted in support of the application. This assesses the noise impacts associated with the proposed development, This was reviewed by the Council's Environmental Health officer. The assessment indicates that the plant and emergency building services should be capable of operating within acceptable noise criteria with specified noise mitigation such that the nearest nearest noise sensitive receptors would not be unduly affected. Conditions would be attached to secure noise limits for the plant, vibration control measures and noise limits for the emergency generators.

An informative is to be included to ensure that all occupiers surrounding the site are notified of the commencement of works and the procedures for contacting the contractor in the event that complaints / action need to be made/taken in the event of noise/disturbance.

NATURE CONSERVATION, LANDSCAPE AND BIODIVERSITY:

A ecological appraisal report has been submitted in support of the application. The report confirms that the existing site is of limited ecological value with the majority of the site being occupied by built form or hardstanding, The rear gardens of neighbouring properties that bound the site to the east include some established trees.

No trees are proposed to be removed in order to facilitate the development. The Council's Tree officer has reviewed the information. The submitted tree protection plan and method statement demonstrate that the trees in the neighbouring gardens would be adequately protected throughout the development. A condition would be attached to ensure that the tree protection measures are installed prior to works starting on site.

The 1st floor of the proposed plans have been annotated to suggest that a green roof / paved area would be installed. No details of the green roof have been provided and these would therefore be secured by condition.

An ecological assessment has been submitted. This concludes that there would be a negligible risk to protected species. The report recommends further surveying of the area of the proposed ERB building to be undertaken for birds if construction works start during the nesting season (March to September). A condition is to be attached to secure this. Various mitigation measures are also proposed to enhance the value of the site for ecology. These include the installation of bird and bat boxes. A condition would be attached requiring details of bird and bat boxes to be submitted to the local planning authority for further consideration.

4 EXTERNAL LIGHTING :

Lighting would be installed on the building for functional access and maintenance and service work. This would include wall mounted luminaires (with only downward beam) on the western façade and lighting of the generator room at 1st floor level which is a semi-open space. The ground floor wall-mounted luminaires would be controlled by daylight sensors to switch on at sunset and automatically switch off at 23:00. The luminaires at roof level would be turned on when access to the roof is required or when maintenance is taking place. Conditions would be attached requiring automatic time clocks to be fitted to the proposed lighting in line with the suggested times in the Lighting Assessment and requesting further details of the lux levels to ensure the levels do not affect local bird and bat activity.

CONTAMINATED LAND:

Historically the site had potentially contaminating land uses in its vicinity including workshops and a pharmaceutical building. A condition is to be attached requiring the submission of a preliminary risk assessment report and subject to the findings of this report details will be required to be submitted of any mitigation measures to minimise any risks from land contamination to the future users of the land and neighbouring land.

AIR QUALITY:

The site is in an area of poor air quality as the estimated NO₂ background concentrations based on the Defra background maps exceed 40 ug/m³. An Air Quality Assessment (AQA) has been submitted in support of the application. This has been assessed by the Council's Air Quality officer. The proposal would not introduce sensitive receptors as the buildings would primarily be used for plant with replacement offices and workshops. Two standby / emergency diesel generators would be proposed within the ERB building. The generator stack height would be shorter than the adjacent buildings at Montague Street. Further testing has been carried out by the applicant to demonstrate that the long term NO₂ concentrations would be negligible. It has also been confirmed that the testing regime would be limited to 30 minutes per generator, once per month, totalling 12 hours of testing. The proposed generators would only feed the estate's emergency power network and would not be used for business continuity functions. Conditions would be attached to restrict the use of the standby generators and control the testing of the generators together with the submission of annual report data.

In order to ensure that construction vehicles would not harm air quality a condition would be attached to ensure that the non-road mobile machinery is compliant with NRMM Local Emission Zone requirements.

SUSTAINABILITY AND ENERGY:

The building is exempt from Part L assessment due to being classed as a low energy building due its use for plant and unheated workshops. Despite the exemption the applicant has undertaken calculations to show that the site achieves an 18% reduction in Carbon Emissions at 'Be Green' which is welcomed. The proposal would include the installation of 21 photovoltaic (PV) panels on the 1st and 2nd floor roofs of the new building. Following the submission of revised plans, the location and extent of the PV's have been shown to be maximised across the available roof space, A condition would be attached to ensure that the PV panels are installed in line with the approved plans.

- 5 An Energy and Sustainable Design Statement has been submitted in support of the application. For the new ERB the BREEAM credits overall target is 83.4% with 74% for energy, 67% for water and 64% for materials. As such the proposal would exceed the BREEAM requirement of scoring Excellent, surpassing policy requirements. These measures and targets would be secured through the s106 legal agreement energy and sustainability plan.

The scheme proposes a range of sustainability measures including sustainable building materials and water conservation measures such as an attenuation tank within the basement. Further information / details of the SUDS, including the attenuation tank and green roofs would be secured by condition.

TRANSPORT:

The proposed new building would not affect the servicing of the site, which will continue as at present. Refuse collection would also remain as at present. A Servicing Management Plan is therefore considered unnecessary.

With regards to cycle parking, whilst no stands are specifically proposed for the new ERB it is considered that sufficient staff cycle parking facilities exist across the Museum site to serve the existing/proposed building staff.

In terms of car parking, no additional spaces are proposed and the existing disabled parking spaces serving the Museum will be unaffected by the proposals. It is considered unnecessary to secure this development as car (Business parking permit) free.

Given that the site is surrounded by predominantly non-residential uses, it is considered on balance that a Construction Management Plan is unnecessary in this instance. It is assumed that deliveries to the site will be made from the East Road with all materials capable of being stored on site, without the need for road closures or parking suspensions.

No objections have been received prior to the determination of the application. The planning and appeals history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A2, A3, A4, A5, DM1, D1, D2, C5, CC1, CC2, CC3, CC4, T1, T2, T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 6 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 7 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 8 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 9 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 10 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle

Street, WC1H 8EQ.

- 11 The written scheme of investigation secured by Condition 4 will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 12 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

- 13 In association with condition 12 (Generator testing - Annual report) the annual report information should be sent to the Air Quality officer at AirQuality@camden.gov.uk.
- 14 You are advised that you will be required to apply for and be in receipt of the appropriate Medium Combustion Plant License for the generators from the Environment Agency prior to the operation of the new generator plant.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

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

Daniel Pope
Chief Planning Officer