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Town Hall
Judd Street
London
WC1H 9JE

23 July 2024

Planning Portal ref. PP-13260094

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)
THE TRUSTEES OF THE BRITISH MUSEUM
BRITISH MUSEUM, GREAT RUSSELL STREET, LONDON, WC1B 3DG
DISCHARGE OF CONDITION 4 PURSUANT TO LISTED BUILDING CONSENT REF: 2023/2020/L**

On behalf of our client, The Trustees of the British Museum, please find enclosed an application for the discharge of condition 4 of the Listed Building Consent, dated 17 July 2024. Permission was granted for:

“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).”

Condition 4 requires that:

“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.”

Our understanding is that this condition relates to the Demolition of the present East Road building and removal of its ground floor slab as confirmed in correspondence dated 11 July 2024. Whereas those elements of the proposal which relate to the excavation and construction of the basement are controlled by the s.106 agreement dated 17 July 2024 which requires the submission of a basement construction plan and condition 7 of the planning permission 2023/1848/P.

Accordingly, a letter and drawings are enclosed from structural engineers the Michael Barclay Partnership (MBP). These explain that there is no physical connection between the current eastern wall of the East Road Building those listed properties Great Russell Street as evidenced by the photograph, in MBP's report. Furthermore, they confirm that the footpath is not part of the construction of either property.

There are two connections to properties to the east.

The first is wall running perpendicular to the listed terrace. This wall is proposed to be demolished down to ground level and the rear façade of the adjoining property made good. MBP have confirmed that this wall has no structural function to the listed property.

The second is to a later extension to the rear of the Grange Hotel on Montague Street, which built up to the East Road Building and used its southern wall as part of its construction. As such the southern wall of the East Road Building is to be retained and physically tied into the extension.

The location and extent of the connections and the proposals for them are detailed on MBP drawing 10269-MBP-XX-XX-DR-S-0190 Rev P02.

The MBP report therefore confirms that there are no impacts arising from the demolition of the East Road Building to the listed properties at 10-11 Montague Street.

Application Procedure

The application has been submitted via the Planning Portal under reference: PP-12261434.

The application fee of £0 has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications, Requests and Site Visits) (England) Regulations 2015 (as Amended 2017).

We would be grateful if the London Borough of Camden could confirm that our application is complete and will be validated shortly. If you have any outstanding queries on this matter, please contact Gareth Fox (gareth.fox@montagu-evans.co.uk / 07894 815 343), or Graham Allison (graham.allison@montagu-evans.co.uk / 07818 012 421) at this office.

Yours faithfully,

MONTAGU EVANS LLP

MONTAGU EVANS LLP

Enc.