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Elaine Quigley
London Borough of Camden
Town Hall
Judd Street
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WC1H 9JE

27 August 2024

Planning Portal ref. PP-13347186

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TRUSTEES OF THE BRITISH MUSEUM
BRITISH MUSEUM, GREAT RUSSELL STREET, LONDON, WC1B 3DG
DISCHARGE OF CONDITION 3 PURSUANT TO PLANNING PERMISSION REF: 2023/1848/P**

On behalf of our client, The Trustees of the British Museum, please find enclosed an application for the discharge of condition 3 of the Planning Permission, 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 3 requires that:

"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."*

We therefore set out what is provided for each element of the condition below:

a) Details of façade design, including brickwork detailing (brick and mortar specification, details of brick bond and coursing

Wright and Wright Architects have prepared a suite of information to fully discharge the condition. We set out below what has been provided.

A material specification document (MP2 -ECP – ERB Materials 240827) is enclosed which details all facing materials. An ironmongery specification sheet (SW001-WWA-1110-A_XX-TSP-A-9918) is also enclosed. A drawing of the proposed Sample Panel(s) – SW001-WWA-1110-A-XX-DDG-A-4230 Rev C1 is also enclosed.

The architects have samples of the brickwork, stick samples of the mortar, and small swatch samples of the RAL 7021 colour which can be viewed on site. A full sample panel will be available on site in due course if officers would prefer to view this. It will include Imperial Yellow London Stock Brick 157/65 in stretcher bond and in Flemish bond. A sample of RAL 7021 Charcoal which will be used for all metalwork including for windows/doors, jamb and head returns and grilles. The mortar to be included on the panels will be either tarmac be either Tarmac Yellow Y12 Medium or Cemex Yellow Dark.

General Detail Elevations at 1:100 showing the proposed location and type of brickwork bonds for the elevation as a whole are enclosed. See Drawings:

- SW001-WWA-1110-A-XX-DDG-A-2300
- SW001-WWA-1110-A-XX-DDG-A-2301
- SW001-WWA-1110-A-XX-DDG-A-2302
- SW001-WWA-1110-A-XX-DDG-A-2302

Brickwork Coursing Elevations prepared by Wright and Wright Architects at 1:50. These contain supplementary part plans with the brickwork coursing shown for both Flemish and running bonds:

- SW001-WWA-1110-A-XX-DDG-A-2310
- SW001-WWA-1110-A-XX-DDG-A-2311
- SW001-WWA-1110-A-XX-DDG-A-2312
- SW001-WWA-1110-A-XX-DDG-A-2313

The 1:100 and 1:50 contain the setting out of all the courses. The interface details of the brickwork with the windows and doors are shown on the 1:10 and 1:5 drawings which are also enclosed and listed under part B of the condition below.

Together all drawings show the location of the materials and ironmongery specified.

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.

Of the drawings enclosed for approval we would like to draw your attention specifically to the following:

- SW001-WWA-1110-A_XX-DDG -A-5000 – External Door and Window Types
- SW001-WWA-1110-A_RF-DDG -A-4222 – Generator Enclosure Roof Grille Details
- SW001-WWA-1110-A_RF-DDG -A-4212 – Proposed ERB North Roof Detail (includes roof light section)
- SW001-WWA-1110-A_RF-DDG -A-4220 - Typical External Grille Details 2
- SW001-WWA-1110-A_RF-DDG -A-4221 – Typical External Grille Details 2
- SW001-WWA-1110-A_XX-DDG -A-5001 - External Door - EDW_101
- SW001-WWA-1110-A_XX-DDG -A-5002 - External Door - EDW_102
- SW001-WWA-1110-A_XX-DDG -A-5003 - External Windows - EDW_103
- SW001-WWA-1110-A_XX-DDG -A-5004 - External Window - EDW_104
- SW001-WWA-1110-A_XX-DDG -A-5004 - External Door EDW 202 (L01)
- SW001-WWA-1110-A_XX-DDG -A-5005 – External Door EDW 301
- SW001-WWA-1110-A_XX-DDG -A-5006 – External Door EDW 302
- SW001-WWA-1110-A_XX-DDG -A-5007 – External Door EDW 303
- SW001-WWA-1110-A_XX-DDG -A-5008 – External Door EDW 201 (L01)

Note as set out above all doors, windows, jambs will be powder coated in RAL7021 Charcoal.

Other drawings sought for approval which show the details of the proposed building are:

- SW001-WWA-1110-A-01-DDG -A-4101
- SW001-WWA-1110-A-01DDG -A-4105
- SW001-WWA-1110-A_01-DDG -A-4110
- SW001-WWA-1110-A-01-DDG -A-4111

- SW001-WWA-1110-A_01-DDG -A-4112
- SW001-WWA-1110-A_01-DDG -A-4113
- SW001-WWA-1110-A_01-DDG -A-4115
- SW001-WWA-1110-A_01-DDG -A-4116
- SW001-WWA-1110-A_01-DDG -A-4117
- SW001-WWA-1110-A_02-DDG -A-4102
- SW001-WWA-1110-A_02-DDG -A-4106
- SW001-WWA-1110-A_RF-DDG -A-4103
- SW001-WWA-1110-A_RF-DDG -A-4210
- SW001-WWA-1110-A_RF-DDG -A-4211
- SW001-WWA-1110-A_RF-DDG -A-4212
- SW001-WWA-1110-A_RF-DDG -A-4220
- SW001-WWA-1110-A_RF-DDG -A-4222
- SW001-WWA-1110-A_RF-DDG -A-4000

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

We note that there is no ramp approved to the building per se. There is a regrading of the road as shown on the enclosed landscape drawing. This regrading then provides for a graded recessed entrance to the ERB building. This is at a gradient of 1:60 which is shallow enough that railings, handrails or other materials/associated fittings are not required under building regulations.

Therefore, the plans enclosed for approval are simply seeking approval for the Clay Pavers and granite sets, which will be used as the floor material for the entrance and other areas shown on the hard landscaping plan. The following drawings are enclosed:

- SW001-WWA-1110-A_01-DDG -A-4101 – External Wall Plan Details - Level 01
- SW001-WWA-1110-A_01-DDG -A-9000 – Proposed ERB Landscape Plan
- SW001-WWA-1110-A_01-DDG -A-9001 – Proposed ERB Landscape Setting Out Plan

The proposed materials are identified in the materials specification document.

Summary

It is our view that the material submitted in combination is sufficient to discharge parts A, B and C of condition 3.

Application Procedure

The application has been submitted via the Planning Portal under reference: PP-13347186.

The application fee of £145.00 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.