

Application ref: 2024/3739/P
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Date: 3 October 2024

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Montagu Evans LLP
70 St Mary Axe
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EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
British Museum
Great Russell Street
London
WC1B 3DG

Proposal:

Details of green roof required by condition 15 of planning permission ref 2023/1848/P dated 17/07/2024 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).

Drawing Nos: SW001-WWA-1110-A 02-DDG-A-2112 rev C1; SW001-WWA-1110-A RF-DDG-A-4211 rev C1; SW001-WWA-1110-A RF-DDG-A-4210 rev C1; SW001-WWA-1110-A RF-DDG-A-2113 rev C1; SW001-WWA-1110-A XX-DDG-A-4001 rev C1; SW001-WWA-1110-A RF-DDG-A-4212 rev C1; General Maintenance Photovoltaic Arrays Brochure prepared by Bauder dated February 2022; Bauder Green Flora Seed Mixes Technical Data Sheet prepared by Bauder dated 10/10/2022; Architectural Specification (ref SW001-WWA-1110-A XX-TSP-A-9914) prepared by Wright and Wright dated 19/02/2024.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting permission:

Condition 15 requires full details of the approved green roof. Full details have been submitted including details of species, planting density, and substrate. A mix of green roof with Bauder seed mix would be used with a wide variety of species which would ensure the proposal significantly improves the site's biodiversity. A roof plan indicating a sufficient substrate depth and a maintenance plan have been submitted which are sufficient to ensure the long term viability of the green roof.

The details have been reviewed by the Council's Trees and Landscaping Officer who considers that they demonstrate a high quality biodiverse green roof design. As such, the submitted details are sufficient to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment.

The full impact of the proposals has already been considered during the determination of the original application.

Thus the details are in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that conditions 3, 4a, 4b and 16 of planning permission granted on 17/07/2024 (ref 2023/1848/P) are pending consideration by the local planning authority.
- 3 You are reminded that conditions 4c, 6, 9, 10, 13, 18 of planning permission granted on 17/07/2024 (ref 2023/1848/P) are outstanding and require details to be submitted and approved.

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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer