

20th December 2024

London Borough of Camden
Development Management Team
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley and Catherine Bond

Dear Officers,

Discharge of Listed Building Consent Condition 5 (ref: 2024/0260/L) | 89 Great Russell Street, London, WC1B 3PS

Introduction

On behalf of the Trustees of the British Museum (BM), we enclose an application for approval of details pursuant to the listed building consent condition 5 (ref: 2024/0260/L). Consent was granted on the 30th July 2024 for the repair and reinforcement of the roof at 89 Great Russell Street, London, WC1B 3PS.

The approved description of development associated with listed building consent ref: 2024/0260/L is:

“Works to the roof including its structural reinforcement, relaying and part replacement of slate covering, and part removal and rebuilding of front, side and rear parapets”

This application has been submitted via Planning Portal (ref. PP-13648732). An application form is submitted, together with the relevant information to support the condition. There is no fee associated with this application.

Details of condition 5:

Condition 5 | *Prior to commencement of the recovering of the roof the following details shall be submitted to and approved in writing by the local planning authority:*

A) A comprehensive survey of all roof slates. This survey should provide the following:

(i) a survey of all the slates to be removed, categorising them under those that are in good conditions and capable of reuse, those that need light repairs for reuse and those which are not salvageable at all in the agreed areas to the front and rear elevations.

(ii) the slates would then need to be divided into those slates which are historic Welsh slates and those which are later and from another source (eg Spanish slates) which could therefore be disposed of/used on another building if salvageable.

B) The approved survey shall inform the preparation of a re-slating plan to be submitted to and approved by the local planning authority in writing.

The re-slating plan shall be implemented strictly in accordance with the approved scheme.

Reason: To safeguard the character and appearance of the building and preserve the character and appearance of the conservation area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

A slate roof inspection survey (and the addendum report), undertaken by Façade Checkers Ltd has been submitted as part of the application. The team worked closely with the slate specialists to assess the condition and their salvageability of the existing slates. Unfortunately, the slate specialist concluded that the number of slates that can be reused is limited and their life span will unlikely be more than 5 years. Therefore, the team propose to fully replace the roof slates with new good quality Welsh slates. A sample of the Welsh slate was presented to London Borough of Camden (LBC) officer on site on the 12th December 2024. The proposed slate was agreed in principle at the site visit. A photo of the sample has also been submitted as part of this application. Following the site visit, the LBC officer confirmed that the approach to replace all the roof slates is acceptable. Therefore, the approved roof plan has also been submitted to show the re-slating plan which is a full scale replacement of roof slates.

The submitted documentation fully satisfies the requirement of listed building consent condition 5. If you have any questions on any of the enclosed information, please contact me at melanie@theplanninglab.com.

Yours faithfully,
The Planning Lab