

Application ref: 2023/4648/P
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Date: 16 October 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 energy centre incorporating maintenance support accommodation to internal West Road, new substation off Montague Street, all together with associated internal and external works, service runs, erection of plant, landscaping, and temporary works associated with construction following demolition of existing Energy Centre to internal West Road and removal of temporary buildings to the south of the existing energy centre on the internal West Road and to the north and east of the White Wing facing Montague Street.

Drawing Nos: Distribution drawings

Existing

10771-WW-DI-01-DR-A-1180 rev P3; 10771-WW-DI-01-DR-A-1181 rev P3; 10771-WW-DI-01-DR-A-1182 rev P3; 10771-WW-DI-01-DR-A-1183 rev P3; 10771-WW-DI-01-DR-A-1184 rev P3; 10771-WW-DI-01-DR-A-1185 rev P3; 10771-WW-DI-01-DR-A-1186 rev P3; 10771-WW-DI-01-DR-A-1187 rev P3; 10771-WW-DI-01-DR-A-1188 rev P3.

Demolition

10771-WW-DI-01-DR-A-1680 rev P3; 10771-WW-DI-01-DR-A-1681 rev P3; 10771-WW-DI-01-DR-A-1682 rev P3; 10771-WW-DI-01-DR-A-1683 rev P3; 10771-WW-DI-01-DR-A-1684 rev P3; 10771-WW-DI-01-DR-A-1685 rev P3; 10771-WW-DI-01-DR-A-

1686 rev P3; 10771-WW-DI-01-DR-A-1687 rev P3; 10771-WW-DI-01-DR-A-1688 rev P3; 10771-WW-DI-01-DR-A-1689 rev P3.

Proposed

10771-WW-DI-01-DR-A-2180 rev P3; 10771-WW-DI-01-DR-A-2181 rev P3; 10771-WW-DI-01-DR-A-2182 rev P3; 10771-WW-DI-01-DR-A-2183 rev P3; 10771-WW-DI-01-DR-A-2184 rev P3; 10771-WW-DI-01-DR-A-2185 rev P3; 10771-WW-DI-01-DR-A-2186 rev P3; 10771-WW-DI-01-DR-A-2187 rev P3; 10771-WW-DI-01-DR-A-2188 rev P3; 10771-WW-DI-01-DR-A-2189 rev P3.

Documents:

Planning Statement prepared by Montague Evans dated October 2023; Design and Access Statement rev F prepared by Wright and Wright Architects dated 13/02/2024; Heritage Statement prepared by Montagu Evans dated October 2023; Demolition Schedule of Works rev F prepared by Wright and Wright Architects dated 13/02/2024; Structural Statement prepared by Alan Baxter dated October 2023; Preliminary BREEAM Assessment prepared by Eight Versa dated 30/11/2023; South-West Energy Centre Energy and Sustainability Design Statement prepared by Steensen Varming dated 02/02/2024; Energy and Sustainability Proforma; Overheating Analysis rev 01 prepared by Steensen Varming dated 22/09/2023; Civil engineering notes on below ground drainage and SuDS prepared by Alan Baxter dated February 2024; Environmental Noise Impact Assessment prepared by Encon Associates dated 22/05/2023; Daylight, Sunlight and Overshadowing Assessment prepared by Gordon Ingram Associates dated 19/10/2023; Air Quality Assessment (ref A6016) Rev D prepared by Encon dated 05/03/2024; Archaeological Desk-Based Assessment dated September 2023; Preliminary Ecological Appraisal prepared by Writtle Forest Consultancy dated October 2023; Arboricultural Method Statement prepared by Writtle Forest dated October 2023; Arboricultural Implication Assessment prepared by Writtle Forest date September 2023; Tree Survey and Tree Constraints Plan prepared by Writtle Forest dated October 2023; Lighting Assessment rev 03 prepared by Steensen Varming dated 19/10/2023; Construction Management Plan prepared by Real PM dated October 2023; Transport Statement prepared by Momentum dated 05/03/2024; Framework Travel Plan prepared by Momentum dated 05/03/2024; Fire Statement prepared by Arup dated 19/10/2023; Statement of Community Involvement prepared by Concillo dated October 2023.

ISS

Existing Drawings:

10771-WW-SE-01-DR-A-1171 rev P4; 10771-WW-SE-02-DR-A-1172 rev P4; 10771-WW-SE-RF-DR-A-1173 rev P4; 10771-WW-SE-XX-DR-A-1270 rev P4; 10771-WW-SE-XX-DR-A-1271 rev P4; 10771-WW-SE-XX-DR-A-1370 rev P4; 10771-WW-SE-XX-DR-A-1371 rev P4; 10771-WW-SE-XX-DR-A-1372 rev P4; 10771-WW-SE-XX-DR-A-1374 rev P4.

Demolition Drawings:

10771-WW-SE-01-DR-A-1671 rev P4; 10771-WW-SE-02-DR-A-1672 rev P4; 10771-WW-SE-RF-DR-A-1673 rev P4; 10771-WW-SE-XX-DR-A-1780 rev P4; 10771-WW-SE-XX-DR-A-1781 rev P4; 10771-WW-SE-XX-DR-A-1870 rev P4; 10771-WW-SE-XX-DR-A-1871 rev P4; 10771-WW-SE-XX-DR-A-1872 rev P4; 10771-WW-SE-XX-DR-A-1874 rev P4.

Proposed Drawings:

10771-WW-SE-01-DR-A-2171 rev P6; 10771-WW-SE-03-DR-A-2173 rev P6; 10771-WW-SE-01-DR-A-2174 rev P6; 10771-WW-SE-XX-DR-A-2270 rev P6; 10771-WW-SE-XX-DR-A-2271 rev P6; 10771-WW-SE-XX-DR-A-2271 rev P6; 10771-WW-SE-XX-DR-A-2272 rev P6; 10771-WW-SE-01-DR-A-2370 rev P6; 10771-WW-SE-01-DR-A-2371 rev P6; 10771-WW-SE-01-DR-A-2372 rev P6; 10771-WW-SE-01-DR-A-2374 rev P6; 10771-WW-SE-XX-DR-A-2272 rev P6; 10771-WW-SE-XX-DR-A-2370 rev P6.

SWEC

10771-WW-SI-RF-DR-A-1030 rev P4; 10771-WW-SW-RF-DR-A-1031 rev P4; 10771-WW-SW-01-DR-A-1131-rev P4; 10771-WW-SW-02-DR-A-1132 rev P4; 10771-WW-SW-03-DR-A-1133 rev P4; 10771-WW-SW-04-DR-A-1134 rev P4; 10771-WW-SW-05-DR-A-1135 rev P4; 10771-WW-SW-05-DR-A-1135 rev P4; 10771-WW-SW-06-DR-A-1136 rev P4; 10771-WW-SW-RF-DR-A-1137 rev P4; 10771-WW-SW-XX-DR-A-1230 rev P4; 10771-WW-SW-XX-DR-A-1231 rev P4; 10771-WW-SW-XX-DR-A-1232 rev P4; 10771-WW-SW-XX-DR-A-1233 rev 4; 10771-WW-SW-XX-DR-A-1233 rev P4; 10771-WW-SW-XX-DR-A-1234 rev P4; 10771-WW-SW-XX-DR-A-1330 rev P4; 10771-WW-SW-XX-DR-A-1331 rev P4; 10771-WW-SW-XX-DR-A-1332 rev P4; 10771-WW-SW-XX-DR-A-1333 rev P4.

Demolition Drawings

10771-WW-SI-RF-DR-A-1600 rev P2; 10771-WW-SW-01-DR-A-1651 rev P4; 10771-WW-SW-02-DR-A-1652 rev P4; 10771-SW-03-DR-A-1653 rev P4; 10771-WW-SW-03-DR-A-1653 rev P4; 10771-SW-04-DR-A-1653 rev P4; 10771-WW-SW-04-DR-A-1654 rev P4; 10771-WW-SW-05-DR-A-1655 rev P4; 10771-WW-SW-06-DR-A-1656 rev P4; 10771-WW-SW-RF-DR-A-1657 rev P4; 10771-WW-SW-XX-DR-A-1750 rev P4; 10771-WW-SW-DR-A-1751 rev P4; 10771-WW-SW-XX-DR-A-1652 rev P4; 1071-WW-SW-XX-DR-A-1754 rev P4; 1071-WW-SW-XX-DR-A-1850 rev P4; 10771-WW-SW-XX-DR-A-1851 rev P4; 10771-WW-SW-XX-DR-A-1852 rev P4; 10771-WW-SW-XX-DR-A-1852 rev P4; 10771-WW-SW-XX-DR-A-1853 rev P4.

Enabling Works

10771-WW-SW-XX-DR-A-1900 rev P4; 10771-WW-SW-XX-DR-A-1901 rev P4; 10771-WW-SW-XX-DR-A-1902 rev P2; 10771-WW-SW-XX-DR-A-1903 rev P2; 10771-WW-SW-XX-DR-A-1904 rev P1; 10771-WW-SW-XX-DR-A-1905 rev P1; 10771-WW-SW-XX-DR-A-1906 rev P1; 10771-WW-SW-XX-DR-A-1907 rev P1; 10771-WW-SW-XX-DR-A-1908 rev P1; 10771-WW-SW-XX-DR-A-1909 rev P1; 10771-WW-SW-XX-DR-A-1910 rev P1.

Proposed Drawings

10771-WW-SI-RF-DR-A-2030-rev P4; 10771-WW-SW-RF-DR-A-2031 rev P4; 10771-WW-SW-01-DR-A-2141 rev P4; 10771-WW-SW-02-DR-A-2142 rev P4; 10771-WW-SW-03-DR-A-2143 rev P4; 10771-WW-SW-04-DR-A-2144 rev P4; 10771-WW-SW-05-DR-A-2145 rev P4; 10771-WW-SW-06-DR-A-2146 rev P4; 10771-WW-SW-RF-DR-A-2147 rev P4; 10771-WW-SW-XX-DR-A-2240 rev P4; 10771-WW-SW-XX-DR-A-2241 rev P4; 10771-WW-SW-XX-DR-A-2242 rev P4; 10771-WW-SW-XX-DR-A-2242 rev P4; 10771-WW-SW-XX-DR-A-2243 rev P4; 10771-WW-SW-XX-DR-A-2243 rev P4; 10771-WW-SW-XX-DR-A-2244 rev P4; 10771-WW-SW-XX-DR-A-2245 rev P4; 10771-WW-SW-XX-DR-A-2246 rev P4; 10771-WW-SW-XX-DR-A-2340 rev P4; 10771-WW-SW-XX-DR-A-2341 rev P4; 10771-WW-SW-XX-DR-A-2342 rev P4; 10771-WW-SW-XX-DR-A-2343 rev P4.

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:

ISS

Existing Drawings:

10771-WW-SE-01-DR-A-1171 rev P4; 10771-WW-SE-02-DR-A-1172 rev P4;
10771-WW-SE-RF-DR-A-1173 rev P4; 10771-WW-SE-XX-DR-A-1270 rev P4;
10771-WW-SE-XX-DR-A-1271 rev P4; 10771-WW-SE-XX-DR-A-1370 rev P4;
10771-WW-SE-XX-DR-A-1371 rev P4; 10771-WW-SE-XX-DR-A-1372 rev P4;
10771-WW-SE-XX-DR-A-1374 rev P4.

Demolition Drawings:

10771-WW-SE-01-DR-A-1671 rev P4; 10771-WW-SE-02-DR-A-1672 rev P4;
10771-WW-SE-RF-DR-A-1673 rev P4; 10771-WW-SE-XX-DR-A-1780 rev P4;
10771-WW-SE-XX-DR-A-1781 rev P4; 10771-WW-SE-XX-DR-A-1870 rev P4;
10771-WW-SE-XX-DR-A-1871 rev P4; 10771-WW-SE-XX-DR-A-1872 rev P4;
10771-WW-SE-XX-DR-A-1874 rev P4.

Proposed Drawings:

10771-WW-SE-01-DR-A-2171 rev P6; 10771-WW-SE-03-DR-A-2173 rev P6;
10771-WW-SE-01-DR-A-2174 rev P6; 10771-WW-SE-XX-DR-A-2270 rev P6;
10771-WW-SE-XX-DR-A-2271 rev P6; 10771-WW-SE-XX-DR-A-2271 rev P6;
10771-WW-SE-XX-DR-A-2272 rev P6; 10771-WW-SE-01-DR-A-2370 rev P6;
10771-WW-SE-01-DR-A-2371 rev P6; 10771-WW-SE-01-DR-A-2372 rev P6;
10771-WW-SE-01-DR-A-2374 rev P6; 10771-WW-SE-XX-DR-A-2272 rev P6;
10771-WW-SE-XX-DR-A-2370 rev P6.

SWEC

10771-WW-SI-RF-DR-A-1030 rev P4; 10771-WW-SW-RF-DR-A-1031 rev P4;
10771-WW-SW-01-DR-A-1131-rev P4; 10771-WW-SW-02-DR-A-1132 rev P4;
10771-WW-SW-03-DR-A-1133 rev P4; 10771-WW-SW-04-DR-A-1134 rev P4;
10771-WW-SW-05-DR-A-1135 rev P4; 10771-WW-SW-05-DR-A-1135 rev P4;
10771-WW-SW-06-DR-A-1136 rev P4; 10771-WW-SW-RF-DR-A-1137 rev P4;
10771-WW-SW-XX-DR-A-1230 rev P4; 10771-WW-SW-XX-DR-A-1231 rev P4;
10771-WW-SW-XX-DR-A-1232 rev P4; 10771-WW-SW-XX-DR-A-1233 rev 4;
10771-WW-SW-XX-DR-A-1233 rev P4; 10771-WW-SW-XX-DR-A-1234 rev P4;
10771-WW-SW-XX-DR-A-1330 rev P4; 10771-WW-SW-XX-DR-A-1331 rev P4;
10771-WW-SW-XX-DR-A-1332 rev P4; 10771-WW-SW-XX-DR-A-1333 rev P4.

Demolition Drawings

10771-WW-SI-RF-DR-A-1600 rev P2; 10771-WW-SW-01-DR-A-1651 rev P4;
10771-WW-SW-02-DR-A-1652 rev P4; 10771-SW-03-DR-A-1653 rev P4;

10771-WW-SW-03-DR-A-1653 rev P4; 10771-SW-04-DR-A-1653 rev P4;
10771-WW-SW-04-DR-A-1654 rev P4; 10771-WW-SW-05-DR-A-1655 rev P4;
10771-WW-SW-06-DR-A-1656 rev P4; 10771-WW-SW-RF-DR-A-1657 rev P4;
10771-WW-SW-XX-DR-A-1750 rev P4; 10771-WW-SW-DR-A-1751 rev P4;
10771-WW-SW-XX-DR-A-1652 rev P4; 1071-WW-SW-XX-DR-A-1754 rev P4;
1071-WW-SW-XX-DR-A-1850 rev P4; 10771-WW-SW-XX-DR-A-1851 rev P4;
10771-WW-SW-XX-DR-A-1852 rev P4; 10771-WW-SW-XX-DR-A-1852 rev P4;
10771-WW-SW-XX-DR-A-1853 rev P4.

Enabling Works

10771-WW-SW-XX-DR-A-1900 rev P4; 10771-WW-SW-XX-DR-A-1901 rev P4;
10771-WW-SW-XX-DR-A-1902 rev P2; 10771-WW-SW-XX-DR-A-1903 rev P2;
10771-WW-SW-XX-DR-A-1904 rev P1; 10771-WW-SW-XX-DR-A-1905 rev P1;
10771-WW-SW-XX-DR-A-1906 rev P1; 10771-WW-SW-XX-DR-A-1907 rev P1;
10771-WW-SW-XX-DR-A-1908 rev P1; 10771-WW-SW-XX-DR-A-1909 rev P1;
10771-WW-SW-XX-DR-A-1910 rev P1.

Proposed Drawings

10771-WW-SI-RF-DR-A-2030-rev P4; 10771-WW-SW-RF-DR-A-2031 rev P4;
10771-WW-SW-01-DR-A-2141 rev P4; 10771-WW-SW-02-DR-A-2142 rev P4;
10771-WW-SW-03-DR-A-2143 rev P4; 10771-WW-SW-04-DR-A-2144 rev P4;
10771-WW-SW-05-DR-A-2145 rev P4; 10771-WW-SW-06-DR-A-2146 rev P4;
10771-WW-SW-RF-DR-A-2147 rev P4; 10771-WW-SW-XX-DR-A-2240 rev P4;
10771-WW-SW-XX-DR-A-2241 rev P4; 10771-WW-SW-XX-DR-A-2241 rev P4;
10771-WW-SW-XX-DR-A-2242 rev P4; 10771-WW-SW-XX-DR-A-2242 rev P4;
10771-WW-SW-XX-DR-A-2243 rev P4; 10771-WW-SW-XX-DR-A-2243 rev P4;
10771-WW-SW-XX-DR-A-2244 rev P4; 10771-WW-SW-XX-DR-A-2245 rev P4;
10771-WW-SW-XX-DR-A-2246 rev P4; 10771-WW-SW-XX-DR-A-2340 rev P4;
10771-WW-SW-XX-DR-A-2341 rev P4; 10771-WW-SW-XX-DR-A-2342 rev P4;
10771-WW-SW-XX-DR-A-2343 rev P4.

Distribution drawings

Existing

10771-WW-DI-01-DR-A-1180 rev P3; 10771-WW-DI-01-DR-A-1181 rev P3;
10771-WW-DI-01-DR-A-1182 rev P3; 10771-WW-DI-01-DR-A-1183 rev P3;
10771-WW-DI-01-DR-A-1184 rev P3; 10771-WW-DI-01-DR-A-1185 rev P3;
10771-WW-DI-01-DR-A-1186 rev P3; 10771-WW-DI-01-DR-A-1187 rev P3;
10771-WW-DI-01-DR-A-1188 rev P3.

Demolition

10771-WW-DI-01-DR-A-1680 rev P3; 10771-WW-DI-01-DR-A-1681 rev P3;
10771-WW-DI-01-DR-A-1682 rev P3; 10771-WW-DI-01-DR-A-1683 rev P3;
10771-WW-DI-01-DR-A-1684 rev P3; 10771-WW-DI-01-DR-A-1685 rev P3;
10771-WW-DI-01-DR-A-1686 rev P3; 10771-WW-DI-01-DR-A-1687 rev P3;
10771-WW-DI-01-DR-A-1688 rev P3; 10771-WW-DI-01-DR-A-1689 rev P3.

Proposed

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10771-WW-DI-01-DR-A-2182 rev P3; 10771-WW-DI-01-DR-A-2183 rev P3;
10771-WW-DI-01-DR-A-2184 rev P3; 10771-WW-DI-01-DR-A-2185 rev P3;
10771-WW-DI-01-DR-A-2186 rev P3; 10771-WW-DI-01-DR-A-2187 rev P3;
10771-WW-DI-01-DR-A-2188 rev P3; 10771-WW-DI-01-DR-A-2189 rev P3.

Documents:

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

- 3 The development hereby approved shall only be used for the purposes (and the specified quantum's) set out in the approved documents and shall not be used for wider alternative uses within Class F1 (Learning and non-residential institutions).

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

- 4 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 including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.

c) A sample panel of all facing materials for the South West Energy Centre and the Incoming Substation buildings should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 Prior to the relevant part of the works details of all new and replacement service ducts to be installed on the Lycian Building shall be submitted to an approved in writing by the Local Planning Authority.

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 Notwithstanding the steel framed fenestration, metal framed acoustic louvres, metal framed doors and metal framed louvre grilles on the South West Energy Centre building (shown on drawing nos. 10771-WW-SW-XX-DR-A-2340 rev P4, 10771-WW-SW-XX-DR-A-2341 rev P4, 10771-WW-SW-XX-DR-A-2342 rev P4 and 10771-WW-SW-XX-DR-A-2343 rev P4) prior to the relevant part of the works the fenestration and ventilation details including elevations, sections and manufacturers details shall be submitted to and approved in writing by the local planning authority.

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.

- 7 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.

- 8 Prior to occupation, the male changing rooms and storage room windows at 3rd and 4th floor levels on the western front elevation of the South West Energy Centre building hereby approved shall be obscure glazed to an internal floor height of 1.7m. Once installed the obscure glazing shall be maintained and retained thereafter.

Reason: To safeguard the amenity of the neighbouring occupiers in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 9 Prior to the commencement of the use of the South West Energy Centre building, 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.

- 10 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises, with installation operating at maximum capacity and thereafter be permanently retained.

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

- 11 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.

- 12 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.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration and reduced air quality in accordance with the requirements of policies A1, A4 and CC4 of the London Borough of Camden Local Plan 2017

- 13 Excluding external demolition down to ground level, no demolition or development shall take place until a 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 demolition or 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 & 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

- 14 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall include a full schedule of arboricultural monitoring and supervision to be undertaken by the project arboriculturalist and shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". 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 the approved protection details.

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 London Borough of Camden Local Plan 2017.

- 15 No development (excluding external demolition down to ground level) shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 16 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those

indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 17 Prior to commencement of work on the new South West Energy Centre building excluding the cores and substructures, a plan detailing 3 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

- 18 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.

- 19 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.

- 20 A) Excluding external demolition down to ground level no demolition or development shall commence until the following components of a scheme to deal with the risks associated with contamination of the site have been submitted to and approved in writing by the local planning authority:

- i) A site investigation scheme, based on previous findings to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;
- ii) The site investigation results and the detailed risk assessment resulting from i);
- iii) An options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall thereafter be implemented in accordance with the details and measures approved.

B) Prior to occupation of any part of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

C) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1 and DM1 of the London Borough of Camden Local Plan 2017.

- 21 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 IIIA 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.

- 22 Prior to commencement of above ground works, details, drawings and data

sheets showing the location, Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more) and Be Green stage carbon saving of the air source heat pumps and associated equipment to be installed on the building, shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

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.

- 23 Prior to commencement of development (excluding any external demolition down to ground level), full details of the sustainable drainage system including an attenuation tank of at least 24m³ to 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 a run-off rate of 2l/s 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 Policies and Policy SI 13 of the London Plan 2021.

- 24 Prior to occupation, evidence that the 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 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 2017 and Policy SI 13 of the London Plan 2021.

- 25 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for

damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of Policy CC3 of the London Borough of Camden Local Plan 2017.

- 26 The development shall be constructed in accordance with, and at all times occupied and managed in strict compliance with, the approved Fire Statement.

Reason: To ensure the development incorporates the necessary fire safety measures in accordance with policies D5 and D12 of the London Plan.

- 27 Notwithstanding the details in the application, retention and relocation of the temporary security tent in the south courtyard is not approved by this permission and requires a separate application for planning permission.

Reason: In order to assess the impact on the setting of the British Museum and other heritage assets in the area, in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 The written scheme of investigation 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.
- 3 The applicant is advised to consult with the Designing Out Crime Office of the Metropolitan Police to ensure adequate security and safety measures are provided as part of the development hereby approved. The following link gives advice on what can be achieved - https://www.securebydesign.com/images/COMMERCIAL_GUIDE_2023_web.pdf.
- 4 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.

- 5 Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.
- 6 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.

- 7 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.

- 8 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.
- 9 There are public sewers crossing or close to your development. If you're planning significant work near Thames Water sewers, it's important that you minimize the risk of damage. Thames Water need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our

guide working near or diverting our pipes.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

- 10 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 11 Please read Thames Water's guide 'working near our assets' to ensure the workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.
- 12 Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
- 13 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because the application was made before 12 February 2024.

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 read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer