

Application ref: 2025/0129/P  
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Date: 7 March 2025

**Development Management**  
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Montagu Evans  
70 St Mary Axe  
London  
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**  
**WC1E 7JW**

Proposal:

Details of contaminated land required by condition 20a of planning permission 2023/4648/P dated 16/10/2024 for 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:

For South West Energy Centre: Discharge of Contamination Planning Condition prepared by Alan Baxter Associates dated December 2024.

For Incoming Sub Station: Ground Investigation and Contamination Assessment Report prepared by Lucion Ground Engineering dated November 2024.

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

Informative(s):

1 Reasons for granting approval of details:

Details of a site investigation scheme and options appraisal and remediation strategy are required by Condition 20(a). This has been provided within the submitted ground investigation reports for both the South West Energy Centre site (SWEC) and the Incoming Sub Station site (ISS).

In relation to the SWEC site limited site investigation was undertaken comprising one borehole to 20m below ground level with a standpipe installed between 0.9m to 4.5m. No elevated contamination concentrations were identified above any of the relevant commercial end use criteria within the 3 soil samples analysed. The levels of soil contaminants recorded in the soils were not considered to represent a significant risk to human health end users associated with the proposed development. It is noted that this assessment is made on limited site investigation data from 3no. samples in one borehole position.

The site investigation comprised 4 hand pits, with 6 soil samples tested for contaminants of concern (heavy metals, PAH asbestos and petroleum hydrocarbons). Results were compared against screening criteria for a commercial end use (considered appropriate for the proposed energy centre). No elevated concentrations were recorded, and no asbestos was detected. No remediation was considered to be required for the proposed energy centre sites.

The information has been reviewed by the Council's Contaminated Land officer who is satisfied with the details. Condition 20(a) can therefore be discharged.

Part B can only be discharged prior to occupation of the development and Part C can only be discharged if contamination not previously identified is discovered during the development. Therefore these parts of the condition remain outstanding.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed details are in general accordance with policies G1, D1, A1 and DM1 of the Camden Local Plan 2017.

2 Details required by Conditions 5, 14, 15, 22 of planning permission ref 2023/4648/P dated 16/10/2024 have been submitted to the local planning authority and are pending consideration.

3 You are reminded that conditions 4, 6, 13c, 19, 20b, 20c, 24 and 25 of planning permission ref 2023/4648/P dated 16/10/2024 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer