

Application ref: 2024/5794/P
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Date: 7 March 2025

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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 air source heat pumps (ASHP's) required by condition 22 of planning permission ref 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:

Discharge of Planning Condition 22 of planning permission ref 2023/2648/P (Air Source Heat Pumps) prepared by Steensen Varming dated 17/12/2024; Plant Access and Maintenance Strategy prepared by Steensen Varming dated 21/02/2025.

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

Informative(s):

1 Reasons for granting approval of details.

Details of the air source heat pumps (ASHP's) are required by Condition 22. The documents include detailed specifications for the ASHP's, as well as architectural drawings, sections and 3D views. An energy statement has also been provided which outlines the target green stage carbon savings associated with the ASHPs'.

Efficiency of ASHPs:

The 4 ASHPs (model WDAN-iK4 420.2 LN), uses a refrigerant of R513a with Global Warming Potential (GWP) of 631. The Seasonal Coefficient of Performance (SCOP) at the current stage is 3.8. The exact specification may change during the technical design stage. This complies with the condition of achieving at least SCOP of 3.4. Any improvements during the technical design stage is welcomed.

The 2 ASHPs (model WSAN-YSC4 480.12 PRM SC), uses a refrigerant of R32 with GWP of 676. The SCOP is 3.8, which complies with the condition of achieving at least SCOP of 3.4.

Be Green:

Whilst the overall reduction of 36.2% meets the London Plan's net zero carbon target for major developments of 35%, the Be Green stage reduction of 20% is not met. The Be Green stage reduction currently stands at 16.7%, which is considered acceptable as the efficiency of the ASHPs at the current stage meets our expectations and no other renewal energy system is provided. Therefore, it is considered that this complies with Condition 22.

Be Seen

Energy meters on heating and cooling circuits will be provided to comply with Part L2A and ENE02 BREEAM credit 'Energy Monitoring' requirements. Domestic water meters will be provided to comply with Part L2A and WAT02 BREEAM credit 'Water Monitoring' requirements. The SWEC building will have a metering strategy, with sub-meters for the accommodation floors and a BEMS (Building Energy Management System) to allow for monitoring of energy uses during operation. Key plant will be monitored post construction as part of the Museum's ongoing facilities management operations. This complies with the condition.

Maintenance

In terms of maintenance it has been demonstrated that there will be sufficient clearance at all four sides of the ASHPs for plant access and maintenance. Following discussions with the applicant a site-specific lifetime maintenance schedule for each system has been submitted and is considered acceptable.

The information has been reviewed by the Council's Sustainability officer who is satisfied with the details. Condition 22 can therefore be discharged.

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 policy CC1 of the Camden Local Plan 2017.

- 2 Details required by Conditions 5 and 14 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, 20c, 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