

Delegated Report		Analysis sheet		Expiry Date:		11/10/2011	
		N/A / attached		Consultation Expiry Date:		22/09/2011	
Officer				Application Number(s)			
Elaine Quigley				2011/2006/P			
Application Address				Drawing Numbers			
British Museum Great Russell Street London WC1B 3DG				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of air conditioning unit at roof level to serve Members Room.							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed on 24/08/2011 and press notice published on 01/09/2011. No representations received as result of consultation process.					
		English Heritage: Determine in accordance with national and local policy guidance.					
CAAC/Local groups comments:		Bloomsbury CAAC: No objection.					
Site Description							
<p>The British Museum complex is bounded to the south by Great Russell Street and to the north by Montague Place. The buildings which front onto Russell Square/Montague Street are also under the ownership of the Museum. Some of these buildings are in use by the Museum as ancillary office, conservation laboratories and storage spaces others are leased out (some on long leaseholds) providing offices, residential and hotel accommodation.</p> <p>The current application relates to the roof of the Member's room that is located in the north wing of the museum. The building is bounded to the north by North Road that runs along the northern perimeter of the British Museum. The King Edward VII Building lies to the north which is a grade I listed building. The terraced houses (38-43 Russell Square) east of the site are grade II listed. The site and the surrounding properties are all located within the Bloomsbury Conservation Area.</p>							
Relevant History							
Extensive planning history associated with the site. No relevant planning history association with this application.							

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

Camden Planning Guidance 2011

CPG 1 (Design)

Bloomsbury Conservation Area Appraisal and Management Strategy (Adopted Draft April 2011) The London Plan July 2011

Assessment

Planning permission is sought for the replacement of air conditioning unit at roof level to serve Members Room. The existing air conditioning unit is located between two rows of clerestory roof lights on the roof of the north western part of the main building. There are other existing roof top servicing equipment and chiller units on this part of the roof. As the existing footings and base of the existing unit would be retained and utilised to install the new air conditioning unit a listed building application was not required for the works.

Proposal

The proposal would include the installation of a new air conditioning unit that would measure 1680mm (h) x 1270mm (w) x 756mm (d). The existing footings and base of the unit would be retained. Therefore no additional fixing works would be required to install the new air conditioning unit. The unit would be finished in a similar colour as the existing plant.

The main considerations as part of the proposal are:

- Impact on the historic fabric of the listed buildings
- Impact on the character and appearance of the conservation area
- Amenity - noise

Impact on the historic fabric

The existing footings and base of the unit to be replaced would be retained. Therefore no additional fixing works would be required to install the new air conditioning unit. The air conditioning unit would not project above the clerestory roofs that run to the front and rear of the flat roof area. The proposal would not result in any further intervention into the historic fabric and would not have a detrimental impact on the character and appearance of the building. It would be considered acceptable.

Impact on the character and appearance of the conservation area

The proposed air conditioning unit would be located in the valley roof between two rows of clerestory roofs and would therefore be screened from views from within the museum complex itself and from surrounding streets. The proposal would not have an adverse impact on the character or appearance of the conservation area and would be considered acceptable.

Amenity – noise

The closest residential property to this part of the museum is 1 and 2 Montague Place that is located approximately 60m to the northwest. An acoustic report has been submitted with the application that confirms that the air conditioning unit would comply within the Council's minimum noise standards. A condition would be attached to ensure that the air conditioning unit would operate without harm to the amenity of the adjoining properties.

Conclusion

Grant planning permission subject to conditions

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