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Application Ref: **2009/4643/L**
Please ask for: **Bethany Arbery**
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13 January 2010

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent (Demolition) Granted

Address:

**British Museum
Great Russell Street
London
WC1B 3DG**

Proposal:

Demolition of Nos. 1 & 2 Montague Place and Book Bindery, alterations to the facades of the North Range and King Edward Building, internal alterations to the North Range and Great Court, and hard and soft landscaping works all in connection with the erection of 5-storey building (plus 3 basement levels) with roof level plant to provide a special exhibition gallery, logistics bay (accessed via new vehicular lift off Montague Place), collection storage facilities, conservation laboratories, associated offices and management facilities for the British Museum (Class D1).

Drawing Nos: 5370-PL-SITE(EX)-0001M; 5370-PL-SITE(EX)-0002M; 5370-PL-B1(EX)-0003M; 5370-PL-00(EX)-0004M; 5370-PL-01(EX)-0005M; 5370-PL-02(EX)-0006M; 5370-PL-03(EX)-0007M; 5370-PL-04(EX)-0008M; 5370-PL-05(EX)-0009M; 5370-PL-06(EX)-0010M; 5370-PL-06A(EX)-0011M; 5370-PL-RF(EX)-0012M; 5370-PL-SITE-0150M; 5370-PL-B3-0151M; 5370-PL-B2-0152M; 5370-PL-B1-0153M; 5370-PL-00-0154M; 5370-PL-01-0155M; 5370-PL-02-0156M; 5370-PL-03-0157M; 5370-PL-05-0158M; 5370-PL-06-0159M; 5370-PL-06A-0160M; 5370-PL-RF-0161M; 5370-PL-KEY-0180M; 5370-FD-SE-AA(EX)-



0220M; 5370-FD-SE-CC(EX)-0222M; 5370-FD-SE-DD(EX)-0223M; 5370-FD-SE-EE(EX)-0224M; 5370-FD-SE-FF(EX)-0225M; 5370-FD-SE-AA-0270M; 5370-FD-SE-CC-0272M; 5370-FD-SE-DD-0273M; 5370-FD-SE-EE-0274M; 5370-FD-SE-FF-0275M; 5370-FD-EL-N(EX)-0300M; 5370-FD-EL-W(EX)-0301M; 5370-FD-EL-W(EX)SITE-0302M; 5370-FD-EL-N(EX)-0310M; 5370-FD-EL-N(EX)SITE-0311M; 5370-FD-EL-S(EX)SITE-0312M; 5370-FD-EL-E(EX)SITE-0313M; 5370-FD-EL-W(EX)-0314M; 5370-FD-EL-W(EX)SITE-0315M; 5370-FD-EL-N-0350M; 5370-FD-EL-W-0351M; 5370-FD-EL-W(SITE)-0352M; 5370-FD-EL-N-0360M; 5370-FD-EL-N(SITE)-0361M; 5370-FD-EL-S(SITE)-0362M; 5370-FD-EL-E(SITE)-0363M; 5370-FD-EL-W-0364M; 5370-FD-EL-W(SITE)-0365M; 5370-FD-EL-COL-N-0380M; 5370-FD-EL-COL-W(SITE)-0381M; 5370-FD-PL-B1(EX)-0400M; 5370-FD-PL-00(EX)-0401M; 5370-FD-PL-01(EX)-0402M; 5370-FD-PL-02(EX)-0403M; 5370-FD-PL-03(EX)-0404M; 5370-FD-PL-04(EX)-0405M; 5370-FD-PL-05(EX)-0406M; 5370-FD-PL-06(EX)-0407M; 5370-FD-PL-06A(EX)-0408M; 5370-FD-PL&EL(EX)-0430M; 5370-FD-PL&EL(EX)-0431M; 5370-FD-PL&EL(EX)-0432M 5370-FD-PL&EL(EX)-0433M; 5370-FD-PL&EL(EX)-0434M; 5370-FD-PL&EL-0441M; 5370-FD-PL&EL-0442M; 5370-FD-PL&EL-0443M; 5370-FD-PL&EL-0444M; 5370-FD-EL(EX)-01-0450M; 5370-FD-EL(EX)-02-0451M; 5370-FD-EL(EX)-03-0452M; 5370-FD-EL(EX)-04-0453M; 5370-FD-EL(EX)-05-0454M; 5370-FD-EL(EX)-06-0455M; 5370-FD-EL(EX)-07-0456M; 5370-FD-DET-0471M; 5370-FD-DET-0472M; 5370-FD-DET-0473M; 5370-FD-DET-0474M; 5370-FD-DET-0475M; 5370-FD-EL(EX)-01-0480M; 5370-FD-EL(EX)-02-0481M; 5370-FD-EL(EX)-03-0482M; 5370-FD-EL(EX)-04-0483M; 5370-FD-EL(EX)-05-0484M; 5370-FD-EL(EX)-06-0485M; 5370-FD-EL(EX)-07-0486M; 5370-FD-EL-GC-0490M; BM_SK_512M; 5370-FD-DB-700M; 5370-FD-DB-701M; 5370-FD-DB-702M; 5370-FD-DB-703M; 5370-FD-DB-704M; RSHP-05-DR-0151C; Design and Access Statement by Rogers Stirk Harbour + Partners dated October 2009; Environmental Statement Volume 1: Main Text and Figures by Waterman Energy, Environment and Design dated October 2009; Environmental Statement Volume 2: Townscape and Visual Impact Assessment by Francis Golding, Hayes Davidson and Purcell Miller Tritton dated October 2009; Environmental Statement Volume 3: Built Heritage Assessment by Purcell Miller Tritton dated October 2009; Environmental Statement Volume 4: Technical Appendices (Part 1) by Waterman Energy, Environment and Design dated April 2009; Environmental Statement: Non-Technical Summary by Waterman Energy, Environment and Design dated October 2009; PPG 15 Statement (incorporating Rationale for Development and Conservation Plan) by Montagu Evans dated October 2009; Consultation Statement by The British Museum/Montagu Evans dated October 2009; Planning Statement (incorporating the British Museum Masterplan) by Montagu Evans dated October 2009; Study of the Great Court Connections by Rogers Stirk Harbour + Partners dated October 2009; Daylight Impact of the WCEC on Existing Rooms by Purcell Miller Tritton dated October 2009; and Arched Room Improvements by Purcell Miller Tritton dated October 2009.

The Council has considered your application and decided to grant Listed Building Consent (Demolition) subject to the following condition(s):

Conditions and Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 Prior to the commencement of development a programme of building recording and analysis of the following structures shall be submitted to and approved in writing by the local planning authority in consultation with English Heritage:

- (i) The built fabric of the Book Bindery;
- (ii) 1 and 2 Montague Place;
- (iii) The existing boundary wall to Montague Place; and
- (iv) All historic fabric to be affected in the North Range, the King Edward II Building and the Great Court.

The programme of recording shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Prior to the commencement of development the building record and analysis required by condition 2 shall be submitted to and approved in writing by the Council in consultation with English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Prior to the commencement of work in those areas referred to as item (iv) in condition 2, where the extent of potential special interest in the fabric is as yet undetermined, a scheme of investigation identifying the likely nature of any hidden historic features to be uncovered during the course of works and an appropriate level of recording to be undertaken will be submitted to and agreed in writing by the local planning authority in consultation with English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 In the event that the work in those areas referred to as item (iv) in condition 2 uncover hidden historic features, works directly impacting on those areas shall be suspended and the local planning authority and English Heritage notified of in writing of the evidence uncovered. Works directly impacting on the feature shall not recommence until recording of the feature to the agreed standard has been carried out and submitted to and agreed in writing by the local planning authority in consultation with English Heritage.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 Prior to the commencement of any works of demolition, underpinning, basement or

above ground construction, including excavation, associated with the new build element of the scheme, details of the proposed building monitoring regime for the Museum buildings and the adjacent listed Bedford Square properties shall be submitted to and approved in writing by the local planning authority, in consultation with English Heritage. The monitoring regime shall include the following:

- (i) Identification of those buildings where monitoring is considered necessary.
- (ii) Details of proposed monitoring targets and points, including design, positioning and rationale behind positioning (note: any targets placed upon the properties in Bedford Square will be subject to listed building controls);
- (iii) Identification of the period over which monitoring will take place. This should include commencement of monitoring before and after the commencement of any of the above mentioned works on site, thereby allowing for baseline readings and post-construction assurance.
- (iv) Identification of regularity of monitoring, based upon a clear analysis of the construction programme and identification of likely ground movement and vibration expected during each stage of the proposed works.
- (v) Identification of key trigger levels of movement for each building to be monitored, which would prompt the cessation of any of the above mentioned works on site.
- (vi) The construction method statement shall include information on the construction sequence and a method statement, supported by engineering information, which will demonstrate how the safety and stability of the neighbouring buildings will be maintained throughout the period of work.

The proposed monitoring regime shall thereafter be implemented in strict accordance with those details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 7 Prior to the works commencing a construction method statement relating to demolition of the Book Bindery, 1 and 2 Montague Place, the EDF sub-station and the boundary wall to Montague Place, which demonstrate the impact on the retained historic buildings on site, shall be submitted to and approved in writing by the local planning authority, in consultation with English Heritage. The works shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 8 Prior to commencement on this part of the development a construction method statement relating to the proposed underpinning of the retained Museum buildings shall be submitted to and approved in writing by the local planning authority, in consultation with English Heritage. The works shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 9 Prior to commencement on this part of the development details of the proposed above and below ground construction (with the exception of trial pits for the purposes of information gathering) shall be submitted to and approved in writing by the local planning authority, in consultation by English Heritage. The works shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 10 No works of demolition of the Book Bindery or 1 and 2 Montague Place shall commence until such time as evidence of the contract or contracts for the carrying out of the completion of the development for which consent is hereby granted has been submitted to the Council as local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 11 All new external and internal works of making good (including finishes) to the retained fabric, shall match the existing adjoining work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 12 New facing brickwork and stonework for use in repairs to the original facades shall match the adjoining existing original brickwork and stonework of the building in respect to colour, texture, consistency, face bond, joint size, mortar mix and pointing profile, unless shown otherwise on the agreed documents approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 13 Details of the cleaning of brickwork or stonework (other than where this is to be a gentle surface clean undertaken using a nebulous water spray) including the undertaking of trials shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of

Camden Replacement Unitary Development Plan 2006.

- 14 Prior to work commencing on the relevant part of the development details (including drawings, method statements and samples of materials) relating to alterations to the existing Museum buildings as listed in points a) to e) below shall be submitted to and approved in writing by the local planning authority, in consultation with English Heritage.
- a) Proposed alterations to the north elevation of the Great Court, to include:
- i) new openings within stonework, including details of base mouldings and reveals;
 - ii) threshold details at new openings within stonework; and
 - iii) oak doors to be installed within reopened doorway on western side of elevation.
- b) Proposed alterations to the Palestine, Cracherode, East and West Supplementary Rooms, Room 19 and Room 20, to include:
- i) new internal finishes, to include walls, floors, suspended ceilings, architraves, lighting and fixed furniture;
 - ii) treatment of all new openings between the rooms;
 - iii) all new doors; and
 - iv) any structural alterations within the East and West Supplementary Rooms associated with the removal of the lower mezzanine floor and removal of columns.
- c) Proposed external alterations to the North Range, to include:
- i) junctions between historic fabric and the new build elements of the scheme and which clearly demonstrates the detailed design of the link between the existing fabric and the new build element;
 - ii) making good of the original elevations where existing servicing is proposed to be removed;
 - iii) all new or altered fenestration; and
 - iv) the formation and appearance of all new openings in the façade.
- d) Proposed internal and external alterations to the King Edward II Building, to include:
- i) Junctions between the retained historic fabric and the new build element of the scheme which clearly demonstrates the detailed design of the link between the existing fabric and the new build element;
 - ii) Making good of the original elevations where existing servicing is proposed to be removed;
 - iii) The proposed making good of the West elevation, where the building at 1 and 2 Montague Place is proposed to be demolished;
 - iv) All new or altered fenestration; and
 - v) The formation and appearance of all new openings on the façades.
- e) Proposed internal and external alterations to the Wellcome Wing and the North Stair, to include:

- i) Junctions between the retained historic fabric and the new build elements of the scheme;
- ii) Making good of the original elevations where existing servicing is proposed to be removed; and
- iii) All new or altered fenestration.

The works shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 15 Prior to work commencing on the relevant part of the development, the following details shall be submitted to and approved in writing by the local planning authority, in consultation with English Heritage.

- (i) Particulars and samples of all materials (including stonework, metalwork and glazing) to be used on the external faces of the building. A sample panel of the materials shall also be provided on site and made available for view over the entire construction period.
- (ii) A mock-up panel shall be constructed showing typical junctions between the stonework, metalwork and glazing.
- (iii) Typical details at a scale of no less than 1:20 which demonstrates the finished external appearance of the building, including the facades, stair and lift towers
- (iv) Detailed drawings of the boundary treatment to Montague Place.
- (v) Details of hard and soft landscaping, including the surface treatment of the vehicular lift car.

The works shall be carried out in strict accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 16 Prior to work commencing on the relevant part of the development details of the following works shall be submitted to and approved in writing by the local planning authority, in consultation with English Heritage:

- (i) Measures to address any reduced light levels in the North Stair
- (ii) Measures to address any reduced light levels in the Hotung Gallery

The works shall be carried out in strict accordance with the details thus approved prior to occupation of the new build element of the scheme.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy B6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

1 Reasons for granting listed building consent.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policy B6 (listed buildings). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officers report

- 2 You are advised that condition 6 is essential to safeguard the structural integrity of the retained Museum buildings and the adjacent listed Bedford Square properties during and after works. It is essential that the all monitoring, demolition and construction works are undertaken by a specialist contractor experienced in works of this nature and complexity. In respect of the monitoring works, the contractor should be independent of the contractor undertaking the works of demolition and construction.
- 3 You are advised that the construction method statement required by condition 7 shall include details sufficient to ensure the safety and stability of fabric to be retained.
- 4 You are advised that the construction method statement relating to the proposed underpinning of the retained Museum buildings required by condition 8 shall include an analysis of ground conditions, the location of the works, and be supported by information relating to the engineering design of the operations, relevant method statements and sequencing of works.
- 5 You are advised that the details of the proposed above and below ground construction required by condition 9 shall include the construction sequence, structural engineers' drawings and a method statement indicating the proposed method of ensuring the safety and stability of the neighbouring buildings throughout the period of work.
- 6 For clarity you are advised that this consent does not authorise the cleaning of existing brickwork or stonework, other than where this is a gentle surface clean undertaking using a nebulous water spray.

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