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| Delegated Report | | Analysis sheet | | Expiry Date: | | 04/12/2014 | |
| | | N/A | | Consultation Expiry Date: | | N/A | |
| Officer | | | | Application Number(s) | | | |
| David Fowler | | | | 2014/6397/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) | | | | | | | |
| Discharge of condition 8 (truck lift details & acoustic report) granted under reference 2009/4638/P dated 13/01/10. | | | | | | | |
| Recommendation(s): | | Grant approval of details | | | | | |
| Application Type: | | Approval of Details | | | | | |
| 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: | | N/A | | | | | |
| CAAC/Local groups comments: | | N/A | | | | | |

Site Description

1.1 The British Museum complex is located in the heart of Bloomsbury. It is bound to the north by Montague Place and to the south by Great Russell Street. It is flanked to the east and west by the Georgian terraces which front onto Bedford Square and Montague Street.

1.2 This application relates to the north-west corner of the museum complex, a 0.53ha site which is bound to the west by 1A/B Montague Place and 3-10 Bedford Square, to the east by the west and south elevations of the KEB and the west elevation of the KEB link, and to the south by the north elevations of the North Range and the Duveen Gallery. 1A/B Montague Place which comprises lower ground, ground floor and mansard roof is in residential use as two self-contained flats. The freehold is owned by the Museum. The lower ground floor flat is on a long-leasehold; the upper floors are leased on a short-term basis. The building dates from the mid to late 19th Century. 3-10 Bedford Square date from the late 1770s and are grade I listed. The buildings are largely in commercial office use or used by educational institutions (on long leaseholds) to provide office and seminar space and in some cases, such as 6 Bedford Square, lecture theatres. The third floor of 3 Bedford Square and the second/third floor of 10 Bedford Square are in residential use. The KEB, KEB link, North Range and Duveen Gallery all form part of the existing museum complex.

Relevant History

2/10/2009 – Permission GRANTED for “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), associated alterations to the facades of the North Range and King Edward Building, and hard and soft landscaping works (following demolition of Nos. 1 and 2 Montague Place, Book Bindery, EDF Sub-station, BMS Store, Stonemasons/Locksmiths workshops and portakabins) (Includes Environmental Impact Assessment).” (2009/4638/P).

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

DP26 Managing the impact of development on occupiers and neighbours

Supplementary Planning Policies

Camden Planning Guidance (CPG) 2011

- CPG 6 – Amenity
- CPG 7 – Transport

Assessment

Condition 8 is as follows:

“Prior to commencement on the relevant part of the development details of all internal/external plant and the truck lift, including an acoustic report which demonstrates that the equipment will comply with the requirements of condition 8 shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details thus approved and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council”.

The following documentation is submitted to allow the discharge of this condition:

- Acoustic Report, prepared by Arup;
- Plant Information prepared by Michael J Lonsdale (MJL), Mechanical and Electrical Sub-contractors for the project, providing technical details of the plant; and
- Truck Lift Details prepared by Maspero.
- Plant drawings and elevation drawings showing louvre location

Transport and Environmental Health were consulted on this application.

Transport has reviewed the details submitted for the discharge of condition 8. Transport raise no objections to this condition being discharged.

Environmental Health consider that the applicant has submitted sufficient acoustic details to discharge condition 8 (truck lift details & acoustic report) granted under reference 2009/4638/P dated 13/01/10.

Recommendation: Grant approval of details