

James Titchner
BDP
16 Brewhouse Yard
Clerkenwell
London
EC1V 4LJ

Application Ref: **2015/4344/L**
Please ask for: **Yuyao Gong**
Telephone: 020 7974 **3829**

18 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Refurbishment of perimeter properties 8, 9, 10, 11 Montague Street & 39 Russell Square, including refurbishment and restoration of interior spaces, removal of existing external and internal plant and equipment and modifications to existing lifts.

Drawing Nos: (00)AP1000, (00)AP1001, (20)AP016, (18)A021, (18)A022, (18)AP023, (18)AP024, (18)A025, (18)A026, (18)A027, (18)A028, (18)A029, (18)A0210, (18)A0211, (18)A0212, (18)A0213, (18)A0214, (18)A0215, (18)A0216, (18)A0217, (18)AS007, (18)AS006, (18)AS005, (18)AS004, (18)AS003, (18)AS002, (18)AS001, (18)AE001

The Council has considered your application and decided to grant Listed Building Consent 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 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed annotated drawings showing architectural elements to be reinstated, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) new staircases and bannisters (plans, sections and elevations at a minimum scale 1:10),

- b) new WC and kitchen layouts including partitions and plumbing runs (plans, sections and elevations at a minimum scale 1:10),

- c) typical fire compartmentation measures,

- d) blocking up and making good of openings in party walls, reinstatement of brick garden walls (where appropriate).

The relevant part of the works shall be carried out in 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Details of electronic security measures with product specification (where appropriate) shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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

building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposed works of reinstatement and upgrading to the five Grade II listed buildings which are perimeter properties in the terrace on the eastern side of the British Museum are welcomed in principle. The removal of outdated services and introduction of co-ordinated state-of-the-art mechanical and electrical, which future-proofs the buildings is also welcomed. The alterations would respect the architectural and historic features of the listed building. The works also include reinstatement and making good of decorative joinery and plasterwork and other historic features, which is to be welcomed provided the works are scholarly matches of original/historic detailing, techniques and materials. As a whole, the works preserve the special interest of the grade II listed buildings, whilst ensuring their future in the 21st century as well as potentially providing revenue for the British Museum.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Ed Watson
Director of Culture & Environment