

Mr Paul Wilkinson  
Buro Happold  
Camden Mill  
Lower Bristol Road  
Bath  
BA2 3DQ

Application Ref: **2016/5757/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

16 February 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

Proposal: Replacement of x1 boiler in the north east boiler room and erection of a 22 metre high stainless steel flue on the rear facade of the gallery building in Montague Place.

Drawing Nos: BMBR-BHE-XX-XX-DR-M-0001; BMBR-BHE-XX-XX-DR-M-0002; BMBR-BHE-XX-XX-DR-M-0003; BMBR-BHE-XX-XX-DR-M-0004; BMBR-BHE-XX-XX-DR-M-0008; BMBR-BHE-XX-XX-DR-M-0009.

The Council has considered your application and decided to grant permission subject to the following conditions:

#### Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: BMBR-BHE-XX-XX-DR-M-0001; BMBR-BHE-XX-XX-DR-M-0002; BMBR-BHE-XX-XX-DR-M-0003; BMBR-BHE-XX-XX-DR-M-0004; BMBR-BHE-XX-XX-DR-M-0008; BMBR-BHE-XX-XX-DR-M-0009.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposal requires the fixing of one full-height exhaust flue on the rear (south) elevation of the King Edward Building (KEB). It would be constructed from stainless steel with galvanised steel fixings. This would result in 3 flues on this elevation including the 2 existing flues that were approved under application ref. 2013/2352/P and 2013/2338/L (dated 30/07/13).

Although the proposal would result in additional clutter on the rear elevation of the KEB, it would not be visible from the public realm, in particular in views from the south side and middle of Russell Square as it would be screened by a projection and tower element on the eastern extremity of the KEB. It would not be visible in long views from the north and south as other larger buildings would block its view, including Senate House to the north and the British Museum Great Court to the south. To the west, the NW Wing and the central link between the main museum building and the KEB would screen views. It is considered appropriate to use a stainless steel finish which would help to blend the flue due to its reflective qualities and would be in keeping with the existing flues.

There are no conservation or design objections to the proposals, as the boiler room is an area of low heritage significance and the installation of a flue alongside the existing flues on the rear elevation of the KEB building will cause no additional visual harm. It is recommended that the application be approved.

The positioning of the flue would have no adverse impact on the amenities of neighbouring residential properties located approximately 80 metres to the west in Montague Place.

Public consultation was undertaken by placement of a press notice and site notice, whereby no responses were received. The site's planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the 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 policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015 and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

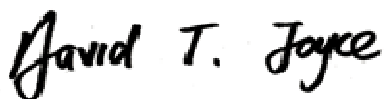
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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



David Joyce  
Executive Director Supporting Communities