

PD11356/JWB/KFH/AR

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12th July 2017

FAO Catherine Bond,
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Submitted via the Planning Portal, Ref: PP - 06188071

Dear Ms Bond,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990 (AS AMENDED)
1 AND 1A MONTAGUE STREET, LONDON, WC1B 5BH.
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT
PROPOSED REFURBISHMENT AND INSTALLATION OF PLANT**

On behalf of our Client, The Trustees of the British Museum, please find enclosed an application for full planning permission and listed building consent for the refurbishment of 1 and 1a Montague Street for their continued use as office accommodation (B1a).

The Proposed Development

The buildings have previously been used by the Museum for office and collection storage purposes. In line with the museum's objective of vacating perimeter properties, it is planning the refurbishment and upgrade of the buildings as office space for letting to external tenants to provide a new stream of income generation.

Refurbishment and upgrade of the buildings will demonstrate the museums continuing commitment to maintaining the upkeep of its historic estate. This not only relates to the condition of the historical detailing of the building, but also the introduction of requirements such as comfort cooling, new internal lighting, along with other services which have all been sensitively integrated into the design.

Accordingly, this application for planning permission and listed building consent seeks to secure approval for the necessary works that will maintain the long-term use of these heritage assets in office use. The description of the proposed development is therefore as follows:

“Internal and external refurbishment associated with the continued use of the buildings as offices (B1a), upgrade of services, installation of plant, remedial structural works, and associated works.”



Administrative Matters

This application is accompanied by the following suite of supporting documents, all of which have been uploaded via the Planning Portal:

Document Title	Author
Covering letter (this letter)	Montagu Evans
Application Form (submitted online)	Montagu Evans
Site Location Plan	BDP
Scope of Works	BDP
Drawings Issue Sheet	BDP
Drawings: <ul style="list-style-type: none"> • Site plans • GA's • Fabric Removal • Existing • Roof • Windows • Doors • Ceilings • External Elements • Services- joinery • Internal Elevations • Room Area Schedule • Drawing Issue Streets • Existing v Proposed Area Schedule 	BDP
Mechanical and Electrical Services Strategy Report	Frankham Consultancy Group Limited
Electrical Services Layout Drawings	Frankham Consultancy Group Limited
Design and Access Statement	BDP
Method Statements (<i>Appended to DAS</i>)	BDP
Fire Strategy Report (<i>Appended to DAS</i>)	Tenos
Fire Door Assessment and Proposed Schedule (<i>Appended to DAS</i>)	Tenos
Damp Survey and Scope (<i>Appended to DAS</i>)	BDP
Planning and Heritage Statement	Montagu Evans

Document Title	Author
Planning Noise Assessment	CST Environmental & Acoustic Consultants
Garden Landscape Proposal	BDP
Photographic Record	BDP
Protection Schedule: <ul style="list-style-type: none"> • General Protection of Existing Fabric • Schedule of Internal and External Fabric and Features to be Protected 	Twyford Abbey Building Company Ltd
Structural Report	Curtins
Electrical Services Layout	Frankham Consultancy Group Limited

Noting that the Planning Portal requires document files to be no larger than 5MB, some of these documents have been broken in to smaller files. Therefore a CD containing a full suite of documents will be circulated to the Council for ease of reference.

The planning application attracts a statutory fee which has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, on the basis of the proposed plant and equipment. Accordingly, the fee of **£385** has been made via the Planning Portal.

We trust the submitted information is in order and sufficient for you to validate and determine the application. Should you require further information or have any queries, please contact or Kate Falconer Hall (020 7312 7466, kate.falconerhall@montagu-evans.co.uk) or Jon Bradburn (020 7312 7452, jon.bradburn@montagu-evans.co.uk).

Yours sincerely,

Montagu Evans
MONTAGU EVANS LLP

cc. T. Timol : The British Museum