

Application ref: 2019/5569/P
Contact: Elaine Quigley
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Date: 27 December 2019

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The Planning Lab
Room S6
South Wing
Somerset House
WC2R 1LA

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:

Roof alterations, including replacement of existing copper roofs with new copper roof at the main portico; replacement lead roof over contractors' desk, replacement copper roof of the east advancing wing with copper roof and replacement of 3 roof lanterns, relocation of access hatches with new maintenance route and guard rails.

Drawing Nos: BMSC-HOK-ZZ- (PREFIX) XX-DR-A-1010 rev 03; 7-DR-A-2000 rev 02; G-DR-A-2001 rev 02; 7-DR-A-2002 rev 03; 7-DR-A-2003 rev 01; G-DR-A-2011; XX-DR-A-3001 rev 03; R-DR-A-4001 rev 03; R-DR-A-4002 rev 03; R-DR-A-4003 rev 03; XX-DR-A-4004 rev 03; R-DR-A-4005 rev 02; R-DR-A-4006 rev 02; R-DR-A-4007 rev 02; R-DR-A-4008 rev 02; XX-DR-A-4100 rev 02; XX-DR-A-4101 rev 02; XX-DR-A-4102 rev 02; ZZ-XX-DR-A-4103 rev 02; XX-DR-A-4104 rev 02; G-DR-A-4200 rev 02; G-DR-A-4201 rev 02; G-DR-A-4202 rev 02; G-DR-A-4203 rev 02; G-DR-A-4204 rev 02; XX-DR-A-5001 rev 02; XX-DR-A-7001 rev 02; XX-DR-A-7002 rev 01; XX-DR-A-8001 rev 02; XX-DR-A-8002 rev 02; XX-DR-A-8003 rev 02; XX-DR-A-8004 rev 02; XX-SP-A-9001; XX-SH-A-9010; XX-SH-A-9011; XX-SH-A-9012; XX-SH-A-9013; Cover letter produced by The Planning Lab dated 01/11/2019; Design and Access Statement produced by HOK dated 31/10/2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

BMSC-HOK-ZZ- (PREFIX) XX-DR-A-1010 rev 03; 7-DR-A-2000 rev 02; G-DR-A-2001 rev 02; 7-DR-A-2002 rev 03; 7-DR-A-2003 rev 01; G-DR-A-2011; XX-DR-A-3001 rev 03; R-DR-A-4001 rev 03; R-DR-A-4002 rev 03; R-DR-A-4003 rev 03; XX-DR-A-4004 rev 03; R-DR-A-4005 rev 02; R-DR-A-4006 rev 02; R-DR-A-4007 rev 02; R-DR-A-4008 rev 02; XX-DR-A-4100 rev 02; XX-DR-A-4101 rev 02; XX-DR-A-4102 rev 02; ZZ-XX-DR-A-4103 rev 02; XX-DR-A-4104 rev 02; G-DR-A-4200 rev 02; G-DR-A-4201 rev 02; G-DR-A-4202 rev 02; G-DR-A-4203 rev 02; G-DR-A-4204 rev 02; XX-DR-A-5001 rev 02; XX-DR-A-7001 rev 02; XX-DR-A-7002 rev 01; XX-DR-A-8001 rev 02; XX-DR-A-8002 rev 02; XX-DR-A-8003 rev 02; XX-DR-A-8004 rev 02; XX-SP-A-9001; XX-SH-A-9010; XX-SH-A-9011; XX-SH-A-9012; XX-SH-A-9013; Cover letter produced by The Planning Lab dated 01/11/2019; Design and Access Statement produced by HOK dated 31/10/2019.

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

Informative(s):

- 1 Reasons for granting permission-

Proposal is for urgent repair works to the roof of the South Colonnade which forms the main entrance of the Museum. The works include replacement of the copper and lead roof coverings of parts of the roof with similar materials, replacement of 3 centrally located roof lanterns on the roof of the easterly wing, new roof hatches and 1.1m high guard rails on the main portico roof.

Views of the centrally located replacement roof lanterns on the easterly wing of the South Colonnade would main unchanged from the existing. The new hatches would be in similar positions behind the pediment of the main portico.

They would be clad in copper and would only minimally project above the main roof. The existing voids would be infilled and covered in the new copper roofing which would naturally age with time. The new 1.1m guarding rails are required for health and safety whilst using the roof. They would not result in any visual clutter on the roof and would not be visible from ground level. The various works would not be visible at all from ground level and would not harm the character and appearance of the listed building or the surrounding Bloomsbury Conservation Area.

Due to the nature of the works the proposal would not impact on the amenity of neighbouring properties.

The planning history of the site has been taken into account when coming to this decision. No comments were received prior to making this decision.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 and s72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer