

Application ref: 2019/6311/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 9 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

The Planning Lab
Room S6
South Wing
Somerset House
London
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: Installation of chiller unit plant at roof level (level 6a), replacement of ductwork, new floor mounted extract fan, installation of extract duct from basement to roof level and replacement ductwork through the basement window all within the lightwell, installation of 4 solar shading louvres over the replacement roof lanterns (as approved under ref 2019/5564/P), replacement of blocked up second floor window with new window and new metal grille at north-west elevation.

Drawing Nos: BMWW-HOK-ZZ-ZZ-DR-A-1100 rev P04; BMWW-HOK-ZZ-B-DR-A-2000 rev P04; BMWW-HOK-ZZ-G-DR-A-2001 rev P04; BMWW-HOK-ZZ-M-DR-A-2002 rev P04; BMWW-HOK-ZZ-F-DR-A-2004 rev P04; BMWW-HOK-ZZ-GA-DR-A-2005 rev P04; BMWW-HOK-ZZ-B-DR-A-2100 rev P04; BMWW-HOK-ZZ-G-DR-A-2101 rev P04; BMWW-HOK-ZZ-M-DR-A-2103 rev P06; BMWW-HOK-ZZ-F-DR-A-2104 rev P04; BMWW-HOK-ZZ-GA-DR-A-2105 rev P04; BMWW-HOK-ZZ-G-DR-A-2201 rev P04; BMWW-HOK-ZZ-M-DR-A-2102 rev P04; BMWW-HOK-ZZ-B-DR-A-2200 rev P04; BMWW-HOK-ZZ-M-DR-A-2202 rev P04; BMWW-HOK-ZZ-F-DR-A-2203 rev P04; BMWW-HOK-ZZ-ZZ-DR-A-4000 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-4001 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-4002 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-5004 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-5005 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-7000 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-7001 rev P02; BMWW-HOK-ZZ-ZZ-DR-A-8000 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-8003 rev P04; Cover letter prepared by The Planning Lab

dated 18/12/2019; Acoustic report prepared by CST Environmental and Acoustic Consultants dated December 2019; Heritage, Design and Access Statement rev P02 dated 06/12/2019 (ref BMWW-HOK-XX-XX-RP-A-0001); Reference photos produced by HOK dated 12/06/2019 (ref BMWW-HOK-XX-XX-RP-A-0002); Joinery Schedule produced by HOK dated December 2029 (ref BMWW-HOK-ZZ-XX-SH-A-1007).

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:

BMWW-HOK-ZZ-ZZ-DR-A-1100 rev P04; BMWW-HOK-ZZ-B-DR-A-2000 rev P04; BMWW-HOK-ZZ-G-DR-A-2001 rev P04; BMWW-HOK-ZZ-M-DR-A-2002 rev P04; BMWW-HOK-ZZ-F-DR-A-2004 rev P04; BMWW-HOK-ZZ-GA-DR-A-2005 rev P04; BMWW-HOK-ZZ-B-DR-A-2100 rev P04; BMWW-HOK-ZZ-G-DR-A-2101 rev P04; BMWW-HOK-ZZ-M-DR-A-2103 rev P06; BMWW-HOK-ZZ-F-DR-A-2104 rev P04; BMWW-HOK-ZZ-GA-DR-A-2105 rev P04; BMWW-HOK-ZZ-G-DR-A-2201 rev P04; BMWW-HOK-ZZ-M-DR-A-2102 rev P04; BMWW-HOK-ZZ-B-DR-A-2200 rev P04; BMWW-HOK-ZZ-M-DR-A-2202 rev P04; BMWW-HOK-ZZ-F-DR-A-2203 rev P04; BMWW-HOK-ZZ-ZZ-DR-A-4000 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-4001 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-4002 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-5004 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-5005 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-7000 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-7001 rev P02; BMWW-HOK-ZZ-ZZ-DR-A-8000 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-8003 rev P04; Cover letter prepared by The Planning Lab dated 18/12/2019; Acoustic report prepared by CST Environmental and Acoustic Consultants dated December 2019; Heritage, Design and Access Statement rev P02 dated 06/12/2019 (ref BMWW-HOK-XX-XX-RP-A-0001); Reference photos produced by HOK dated 12/06/2019 (ref BMWW-HOK-XX-XX-RP-A-0002); Joinery Schedule produced by HOK dated December 2029 (ref BMWW-HOK-ZZ-XX-SH-A-1007).

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

- 4 Where noise emitted from the proposed plant and machinery will not contain

tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 All plant and ducting equipment shall be installed in full accordance with the Noise Impact Assessment produced by CST Environmental and Acoustic Consultants dated December 2019 and thereafter maintained in accordance with the manufacturers' specifications.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The cast iron vent/grille at second floor level on the north-west elevation of the building, the louvred doors, the new and replacement extract ducts and new window frames shall be painted black and the metal louvres over the lantern lights shall be painted white to match the new replacement lantern frames.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed works are considered to streamline operations within the White Wing which is positioned to the south east corner of the estate, whilst upgrading servicing including heating, as well as fire and life safety for 21st century use, in line with other areas of the museum complex.

Many of the works that are the subject of these applications are of an external nature and confined to the internal lightwell/courtyard, which is of a utilitarian character and not visible from the public realm. The proposed replacement roof lanterns in the lightwell are constructed from timber and are double-glazed, thereby adhering to the same specification as those installed in Galleries 42-45, which were granted approval in 2016. The rooflight design has a higher profile than the existing lanterns which is required due to the need to provide openable sections of the roof lantern to allow for natural ventilation.

These works have recently been approved in December 2019 (ref 2019/5564/P) and are considered acceptable. The metal louvres would also be installed on the glazed hipped roof of the new lantern light (as approved), all of which would not be visible from the surrounding area. Due to the location of the roof lanterns this will not impact on the character and appearance of the building or the surrounding conservation area.

A new plant/chiller would be located on the roof of the Crawford Stair at 6th floor level that was identified to house a new air-cooler unit as part of a previous planning permission in 2016 (ref 2016/3083/P). The chiller would not be visible from any public vantage point due to the surrounding walling of the existing service riser and would be considered acceptable.

Redundant ductwork would be removed and replaced with more modest interventions on the non-original north elevation and would be improved aesthetically by the application of a new render finish. Ventilation louvres would be installed at low level on this wall alongside a new access ladder. These would not be visible from the surrounding area. Blocked up windows facing onto the lightwell would be opened up and replaced with casement windows in keeping with the surrounding fenestration. The new and replacement ductwork, replacement window frames and new louver enclosure would be painted black. A condition would be attached to ensure that this is undertaken.

On the western elevation, which is part of the principal envelope of the White Wing, it is proposed to install a cast-iron grille at second-floor level (level 4). As this elevation actually faces onto the Museum's eastern service road which has no public access, and would not be visible in any key views, it is considered acceptable on the basis it is painted black to minimise its visual impact. A condition would be attached to ensure that this is undertaken.

The works would not have an adverse impact on the surrounding Bloomsbury Conservation Area as they would be screened by the internal elevations of the White Wing. The works would not harm the character and appearance of the listed building or the surrounding Bloomsbury Conservation Area.

- 2 An acoustic report has been submitted in support of the application. The Council's Environmental Health Team has reviewed the report and is satisfied that the plant meets Camden's noise standards and has recommended that standard conditions be attached.

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 objections have been 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, A4, D1 and D2 of the London Borough of Camden Local Plan 2017

- 3 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.
- 4 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 5 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer