

12 March 2020

London Borough of Camden
Development Management Team
5 Pancras Square
London
N1C 4AG

FAO Elaine Quigley

Dear Officers

Discharge of Condition | 41 Russell Square, London WC1B

On behalf of British Museum (BM), we enclose an application to discharge Listed Building Consent (LBC) Condition 4 in support of the works proposed at 41 Russell Square, London WC1B. The BM has secured consent to refurbish and improve the existing Grade II listed B1 office building.

Planning and listed building consent were granted on 13 September 2019 (ref: 2018/3864/P + 2018/4389/L). The approved description of development is: *Installation of new external plant and associated screen located at the rear of the property and new doors to the basement vaults in association with refurbishment of offices (B1 use).*

The strategic context for the proposals to sensitively upgrade and reinvest in No. 41 Russell Square is in accordance with the direction provided by the Board of Trustees to vacate the perimeter properties, to generate income revenue streams by continuing the long-established office uses, and letting them to third parties. The income will provide an additional source of revenue generation for investment into the operational activities of the Museum, in the context of ongoing government funding constraints. By investing in the properties, the Museum will continue to fulfill its duty to maintain and upgrade its historic estate and optimise available space in the main Grade I listed building and continuing its role in conservation and education.

Application content

This application has been submitted via the Planning Portal (ref: PP-08584157). The following forms the submission and supporting documents:

- Application form
- Proposed detail drawings prepared by Pringle Richards Sharratt Limited
 - Proposed typical VRF unit details (ref: RS_10_Y_61)
 - Proposed VRF unit shown on specification sheet no. PFFY_VLEM E

There is no application fee as the application relates to a LBC condition.

Details of Condition

This application seeks to discharge LBC Condition 4 the above referenced LBC.

LBC Condition 4 states *'Before the relevant part of the work is begun, details including plans, elevation and sections (1:10) of any variable refrigerant flow units (VRF) shall be submitted to and approved in writing by the local planning authority. The VRF units shall be selected to have minimum bulk.*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.'

The design team has explored and proposed various VRF units. However, only 2 options are available for a two pipe system which is required to minimize the size of the pipes and related risers. One option requires bespoke joinery to house the unit as it is unsightly and would impact on the appearance of the overall space. This option has been discounted. The second and proposed option will include VRF units to be floor mounted about 50mm away from the wall to ensure no scribing around the skirting is required. This option will not require housing around the VRF unit. It has been discussed with the Conservation Officer at London Borough of Camden who has requested this approach specifically. Further detail and the appearance of the proposed VRF unit can be found on specification sheet no. PFFY_VLEM E.

Overall, the works have been carefully designed to ensure they are sympathetic to the existing architecture of building. The proposals do not cause any harm to significance – they are a positive or potentially neutral addition. The proposal has been developed with the principle objectives of London Borough of Camden Policy D1 Design and D2 Heritage.

If you have any questions, please contact me at Kelly@theplanninglab.com or on 07557783787 or melanie@theplanninglab.com on 07887871487.

Yours faithfully

Kelly Ryder
Director | The Planning Lab