

Application ref: 2018/4344/P
Contact: Elaine Quigley
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Date: 19 June 2020

Development Management
Regeneration and Planning
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Ms Kate
Falconer Hall
5 Bolton Street
London
W1J 8BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
British Museum
38 Russell Square
London
WC1B 5DA

Proposal: Installation of an air conditioning unit in the rear courtyard at basement level, alterations to fenestration on the side elevation of the closet wing at basement level, replace of metal stair from basement to ground floor level in the rear courtyard, and installation of two vents in the rear elevation at basement level in the rear courtyard all in association with the B1 office use.

Drawing Nos: (Pre-fix 581) EW 00-01 rev P; EW 00-02 rev P; EW 01 rev P; EW 02 rev P; EW 03 rev P; EW 04 rev P; EW05 rev P; EW 10 rev P; EW 20 rev P; EW 21 rev P; EW 30 rev P; EW 31 rev 02; EW 32 rev P02; EN 01 rev P02; EN 02 rev P02; EN 03 rev P; EN 04 rev P; EN 05 rev P; EN 10 rev P02; EN 20 rev P; EN 21 rev P; SK 01 rev P02; SK 02 rev P03; SK 03 rev P02; SK 04 rev P02; SK 05 rev P03; SK 10 rev P02; SK 20 rev P02; SK 21 rev P02; SK 22 rev P02; SK 30 rev P03; SK 31 rev P02; SK 32 rev P02; WD01-05 rev P; WD02-05 rev P; WD03-05 rev P; WD04-05 rev P; WD05-05 rev P; SK 219 rev P02; SK 220 rev P02; SK 221 rev P02; SK 222 rev P02; BD1-02 rev P; BD2 05 rev T1; BD4-01 rev P; BD4-02 rev P; BD4-03 rev P; BD4-04 rev P; BD4-05 rev P; BD5 01 rev P01; BD5 02 rev P;

Planning Noise Assessment prepared by CST Environmental and Acoustic Consultants dated January 2020; Design and Access Statement and Architectural Proposals prepared by Dannatt Johnson Architects dated August 2018 and Design and Access Statement and Architectural Proposals Addendum Dannatt Johnson Architects dated February 2020 prepared by Dannatt Johnson Architects.

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 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 policy 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:

(Pre-fix 581) EW 00-01rev P; EW 00-02 rev P; EW 01 rev P; EW 02 rev P; EW 03 rev P; EW 04 rev P; EW05 rev P; EW 10 rev P; EW 20 rev P; EW 21 rev P; EW 30 rev P; EW 31 rev 02; EW 32 rev P02; EN 01 rev P02; EN 02 rev P02; EN 03 rev P; EN 04 rev P; EN 05 rev P; EN 10 rev P02; EN 20 rev P; EN 21 rev P; SK 01 rev P02; SK 02 rev P03; SK 03 rev P02; SK 04 rev P02; SK 05 rev P03; SK 10 rev P02; SK 20 rev P02; SK 21 rev P02; SK 22 rev P02; SK 30 rev P03; SK 31 rev P02; SK 32 rev P02; WD01-05 rev P; WD02-05 rev P; WD03-05 rev P; WD04-05 rev P; WD05-05 rev P; SK 219 rev P02; SK 220 rev P02; SK 221 rev P02; SK 222 rev P02; BD1-02 rev P; BD2 05 rev T1; BD4-01 rev P; BD4-02 rev P; BD4-03 rev P; BD4-04 rev P; BD4-05 rev P; BD5 01 rev P01; BD5 02 rev P.

Planning Noise Assessment prepared by CST Environmental and Acoustic Consultants dated January 2020; Design and Access Statement and Architectural Proposals prepared by Dannatt Johnson Architects dated August 2018 and Design and Access Statement and Architectural Proposals Addendum Dannatt Johnson Architects dated February 2020 prepared by Dannatt Johnson Architects.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the details hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

Informatives:

- 1 Reasons for granting permission.

The original application included plant with acoustic screening on the roof of the building. Following concerns raised about the impact the works would have on the character and appearance of the historic building and views from the conservation area, the air conditioning unit has been relocated to the rear lightwell at basement level. The positioning, design and scope of the external alterations have been reviewed and negotiated during the course of the application alongside the Council's Conservation Team. Given the property is an existing listed building with limited scope to retrofit, the proposals would not have a harmful impact on the character or appearance of the host building. The discreet siting of the air conditioning unit in the rear lightwell of No 38 does not compromise the setting of the listed building and of neighbouring listed buildings, and would preserve the character and appearance of the Bloomsbury conservation area.

Other alterations at the rear would include lowering of the existing window on the flank elevation of the closet wing to create a door opening into the lightwell. A new metal stair in the rear lightwell would replace the existing stair from basement to ground floor level. It is also proposed to replace the metal balcony at ground floor level adjacent to the existing rear conservatory. Its dimensions would remain the same as the existing. Two new vents would be installed on the basement rear elevation following removal of existing ducting. The design and scope of the external alterations have been reviewed during the course of the application alongside the Council's Conservation Team. The proposal alterations to the rear of No 38 does not compromise the setting of the listed building and of neighbouring listed buildings, and would preserve the character and appearance of the Bloomsbury conservation area.

A noise assessment has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and raises no objection subject to standard noise conditions. The proposed works would not have an adverse impact on the amenity of neighbouring occupiers and would be considered acceptable.

The planning history of the site has been taken into account when coming to

this decision. No objections were received prior to the determination of the application.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and of preserving or enhancing the character or appearance of the conservation area, under s.66 and 72 of the Planning (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, D2 of the 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.

- 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).

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 and title.

Daniel Pope
Chief Planning Officer