

Application ref: 2020/2656/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

The Planning Lab  
Room S6  
South Wing  
Somerset house  
London  
WC2R 1LA  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**British Museum**  
**Great Russell Street**  
**London**  
**WC1B 3DG**

Proposal:

Variation to condition 3 (approved drawings) of planning permission 2019/6311/P dated 09/03/2020 relating to ducting at roof level and within the courtyard and replacement roof lanterns associated with the White Wing refurbishment works. CHANGES INCLUDE alterations to the size of the chiller plant at roof level, rearrangement of the ducting within the courtyard, reinstatement of external window in the east courtyard wall.

Drawing Nos: BMWW-HOK-ZZ-ZZ-DR-A-1100 rev P06; BMWW-HOK-ZZ-B-DR-A-2000 rev P06; BMWW-HOK-ZZ-G-DR-A-2001 rev P06; BMWW-HOK-ZZ-M-DR-A-2002 rev P06; BMWW-HOK-ZZ-F-DR-A-2004 rev P06; BMWW-HOK-ZZ-GA-DR-A 2005 rev P06; BMWW-HOK-ZZ-B-DR-A-2100 rev P07; BMWW-HOK-ZZ-G-DR-A-2101 rev P07; BMWW-HOK-ZZ-M-DR-A-2103 rev P06; BMWW-HOK-ZZ-F-DR-A-2104 rev P06; BMWW-HOK-ZZ-GA-DR-A-2105 rev P06; BMWW-HOK-ZZ-G-DR-A-2201 rev P07; BMWW-HOK-ZZ-M-DR-A-2102 rev P06; BMWW-HOK-ZZ-B-DR-A-2200 rev P07; BMWW-HOK-ZZ-M-DR-A-2202 rev P06; BMWW-HOK-ZZ-F-DR-A-2203 rev P06; BMWW-HOK-ZZ-ZZ-DR-A-4000 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-4001 rev P06; BMWW-HOK-ZZ-ZZ-DR-A-4002 rev P05; BMWW-HOK-ZZ-ZZ-DR-A-5004 rev P07; BMWW-HOK-ZZ-ZZ-DR-A-5005 rev P03; BMWW-HOK-ZZ-ZZ-DR-A-5050 rev P02; BMWW-HOK-ZZ-ZZ-DR-A-7000 rev P07; BMWW-HOK-ZZ-ZZ-DR-A-7001 rev P04; BMWW-HOK-ZZ-ZZ-DR-A-8000 rev P07; BMWW-HOK-ZZ-ZZ-DR-A-8003 rev P07;  
Cover letter prepared by The Planning Lab dated 18/12/2019 and 12/06/2020; 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) and rev P04 dated 09/06/2020 (ref BMWW-HOK-XX-XX-RP-A-0001A); Reference photos produced by HOK dated 12/06/2019 (ref BMWW-HOK-XXXX-RP-A-0002); Joinery Schedule produced by HOK dated December 2029 (ref BMWW-HOK-ZZ-XX-SH-A-1007); Extract from Airedale brochure Ultima R32.

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 the original planning permission ref 2019/6311/P dated 09/03/2020.

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 For the purposes of this decision, condition no. 3 of planning permission 2019/6311/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

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

BMW-W-HOK-ZZ-ZZ-DR-A-1100 rev P06; BMW-W-HOK-ZZ-B-DR-A-2000 rev P06; BMW-W-HOK-ZZ-G-DR-A-2001 rev P06; BMW-W-HOK-ZZ-M-DR-A-2002 rev P06; BMW-W-HOK-ZZ-F-DR-A-2004 rev P06; BMW-W-HOK-ZZ-GA-DR-A-2005 rev P06; BMW-W-HOK-ZZ-B-DR-A-2100 rev P07; BMW-W-HOK-ZZ-G-DR-A-2101 rev P07; BMW-W-HOK-ZZ-M-DR-A-2103 rev P06; BMW-W-HOK-ZZ-F-DR-A-2104 rev P06; BMW-W-HOK-ZZ-GA-DR-A-2105 rev P06; BMW-W-HOK-ZZ-G-DR-A-2201 rev P07; BMW-W-HOK-ZZ-M-DR-A-2102 rev P06; BMW-W-HOK-ZZ-B-DR-A-2200 rev P07; BMW-W-HOK-ZZ-M-DR-A-2202 rev P06; BMW-W-HOK-ZZ-F-DR-A-2203 rev P06; BMW-W-HOK-ZZ-ZZ-DR-A-4000 rev P03; BMW-W-HOK-ZZ-ZZ-DR-A-4001 rev P06; BMW-W-HOK-ZZ-ZZ-DR-A-4002 rev P05; BMW-W-HOK-ZZ-ZZ-DR-A-5004 rev P07; BMW-W-HOK-ZZ-ZZ-DR-A-5005 rev P03; BMW-W-HOK-ZZ-ZZ-DR-A-5050 rev P02; BMW-W-HOK-ZZ-ZZ-DR-A-7000 rev P07; BMW-W-HOK-ZZ-ZZ-DR-A-7001 rev P04; BMW-W-HOK-ZZ-ZZ-DR-A-8000 rev P07; BMW-W-HOK-ZZ-ZZ-DR-A-8003 rev P07; Cover letter prepared by The Planning Lab dated 18/12/2019 and 12/06/2020; 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) and rev P04 dated

09/06/2020 (ref BMWW-HOK-XX-XX-RP-A-0001A); Reference photos produced by HOK dated 12/06/2019 (ref BMWW-HOK-XXXX-RP-A-0002); Joinery Schedule produced by HOK dated December 2029 (ref BMWW-HOK-ZZ-XX-SH-A-1007); Extract from Airedale brochure Ultima R32.

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 Reason for granting permission-

The proposal would include an increase to the height of the approved chiller unit on the roof of the Crawford Stair at 6th floor level. The chiller would not be visible from any public vantage point due to the surrounding walling of the existing service riser and the increased height would be considered acceptable.

The approved ductwork within the courtyard would be extended in parts and rearranged but would still be confined to within the courtyard area. The ducting would not be visible from the surrounding area. The ductwork would reuse existing window openings. These amendments would not cause any further harm to the character and appearance of the buildings and would be considered acceptable. Blocked up windows facing onto the lightwell would be opened up and replaced with casement windows in keeping with the surrounding fenestration. A condition was attached to the original permission to ensure that the new and replacement ductwork, replacement window frames and new louvre enclosure would be painted black. This condition would still be required to ensure that this is undertaken.

A new window at first floor level would be installed in the east elevation of the courtyard. This would be a timber single glazed sash window and would match the 6 over 6 glazing bars of the existing window. The details have been provided as part of the application and are considered acceptable.

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.

The chiller unit size has now been confirmed based on the performance specification. The increase to the height of the chiller plant would not increase its noise levels. The condition attached to the original permission would also be attached to this permission to ensure that the plant would not exceed the minimum noise levels detailed in the approved acoustic report. In addition there are no residential properties surrounding the site. Accordingly there would be no further impact on neighbour amenities.

The full impact of the proposed development has already been assessed by the previous permission. No other aspects of this scheme have changed and thus the permission will be subject to the same conditions as before.

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.

- 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 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).
- 4 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+Re  
quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319](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



Daniel Pope  
Director of Economy, Regeneration and Investment