

Application ref: 2020/5454/P
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Date: 19 January 2021

Development Management
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London Borough of Camden
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The Planning Lab
Somerset House
South Wing
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 replacement plant within the existing acoustic enclosure plus increased height of enclosure on the roof of the single storey substation building.

Drawing Nos: BM-BHE-00-XX-DR-AC-0000 rev 01; BM-BHE-02-RF-DR-AC-1001 rev 00; BM-BHE-02-XX-DR-AC-1003 rev 00; BM-BHE-02-XX-DR-AC-104 rev 00; BM-BHE-02-XX-DR-AC-1002 rev 00; BM-BHE-02-XX-DR-AC-1005 rev 00; BM-BHE-02-XX-DR-AC-2002 rev 01; BM-BHE-02-RF-DR-AC-2001 rev 01; BM-BHE-02-XX-DR-AC-2003 rev 01; BM-BHE-02-XX-DR-AC-2004 rev 01; BM-BHE-02-XX-DR-AC-2005 rev 01; Environmental Noise Assessment prepared by Buro Happold dated 19th November 2020.

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:
BM-BHE-00-XX-DR-AC-0000 rev 01; BM-BHE-02-RF-DR-AC-1001 rev 00; BM-BHE-02-XX-DR-AC-1003 rev 00; BM-BHE-02-XX-DR-AC-104 rev 00; BM-BHE-02-XX-DR-AC-1002 rev 00; BM-BHE-02-XX-DR-AC-1005 rev 00; BM-BHE-02-XX-DR-AC-2002 rev 01; BM-BHE-02-RF-DR-AC-2001 rev 01; BM-BHE-02-XX-DR-AC-2003 rev 01; BM-BHE-02-XX-DR-AC-2004 rev 01; BM-BHE-02-XX-DR-AC-2005 rev 01; Environmental Noise Assessment prepared by Buro Happold dated 19th November 2020.

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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The proposed acoustic enclosure hereby approved shall match the colour, appearance and materials of the existing acoustic screen.

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 existing plant equipment would be replaced on top of the existing single storey substation to the rear of the White Wing on the eastern side of the Museum complex. In order to ensure the new plant is not visible above the existing acoustic screen, revised plans were submitted showing the existing

louvre enclosure to be increased in height by 600mm using the same materials to a height of 2.6m. The impact of the proposal on the existing substation remains relatively unchanged and is considered acceptable. A condition is attached to ensure that the new section of the louvre enclosure should match the existing.

The plant is set back 30m from Montague Street and is located between the White Wing and 30 Montague Street. Public views of the plant and association enclosure are limited due to the location of the plant area and its set back from Montague Street and the modest 3m gap between the buildings fronting Montague Street. Therefore the impact of the modest increase in height to the existing acoustic screen on views from Montague Street and the surrounding Bloomsbury conservation area are considered minimal and therefore are acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The closest residential properties lie over 20m to the east of the site. The Council's environmental health officer has reviewed the submitted noise report and has confirmed that its findings are satisfactory subject to standard noise conditions to ensure that the plant operates within the Council's minimum noise requirements.

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 consultation responses were received prior to making this decision.

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. The proposed development also accords with the London Plan 2016, Publication London Plan 2020 and the National Planning Policy Framework.

- 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+Re>

quirements+%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



Daniel Pope
Chief Planning Officer