

Application ref: 2021/1095/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
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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
www.camden.gov.uk/planning

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:

The British Museum
Great Russell Street
London
WC1B 3DG

Proposal: Installation of an extract flue on the northern elevation of the New Wing building within the museum complex

Drawing Nos: BM_BHE_00_XX_DR_AC_0000 rev 01; BM_BHE_00_01_DR_M_2000 rev 01; BM_BHE_XX_XX_DR_M_2049 rev 00; BM_BHE_00_03_DR_M_2001 rev 01; BM_BHE_XX_XX_DR_M_2050 rev 01; BM_BHE_00_03_DR_E_1000 rev 01; BM_BHE_XX_XX_DR_E_1000 rev 00; BM_BHE_XX_XX_DR_E_3000 rev 01; BM_BHE_XX_XX_DR_E_3001 rev 01; BM_BHE_XX_XX_DR_E_3003 rev 01; BM_BHE_XX_XX_DR_E_7000 rev 01; BM_BHE_XX_XX_DR_M_0000 rev 01; BM_BHE_XX_XX_DR_M_3001 rev 01; BM_BHE_XX_XX_DR_M_3002 rev 01; BM_BHE_XX_XX_DR_M_3003 rev 01; BM_BHE_XX_XX_DR_M_3004 rev 00; Covering letter prepared by The Planning Lab dated 08/03/2021; Design and access statement prepared by Buro Happold dated 11/12/2021; Pizzeria Ventilation MEP Specification Rev 01 prepared by Buro Happold dated 20/11/2020; Environmental Noise Assessment Rev P03 prepared by Buro Happold dated 15/01/2021.

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: BM_BHE_00_XX_DR_AC_0000 rev 01; BM_BHE_00_01_DR_M_2000 rev 01; BM_BHE_XX_XX_DR_M_2049 rev 00; BM_BHE_00_03_DR_M_2001 rev 01; BM_BHE_XX_XX_DR_M_2050 rev 01; BM_BHE_00_03_DR_E_1000 rev 01; BM_BHE_XX_XX_DR_E_1000 rev 00; BM_BHE_XX_XX_DR_E_3000 rev 01; BM_BHE_XX_XX_DR_E_3001 rev 01; BM_BHE_XX_XX_DR_E_3003 rev 01; BM_BHE_XX_XX_DR_E_7000 rev 01; BM_BHE_XX_XX_DR_M_0000 rev 01; BM_BHE_XX_XX_DR_M_3001 rev 01; BM_BHE_XX_XX_DR_M_3002 rev 01; BM_BHE_XX_XX_DR_M_3003 rev 01; BM_BHE_XX_XX_DR_M_3004 rev 00; Covering letter prepared by The Planning Lab dated 08/03/2021; Design and access statement prepared by Buro Happold dated 11/12/2021; Pizzeria Ventilation MEP Specification Rev 01 prepared by Buro Happold dated 20/11/2020; Environmental Noise Assessment Rev P03 prepared by Buro Happold dated 15/01/2021.

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 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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.

An extraction flue to serve the existing pizzeria restaurant is proposed to extend out from an existing louvre on the northern elevation of the 1970's building from second floor to roof level where it would vertically discharge 1m above the flat roof. Views of the equipment would not be visible from the public realm and would be limited to immediate views from neighbouring buildings within the Museum complex itself. Given its minor scale together with the discrete siting, the extract flue is considered to respect the character and appearance of the building, and the surrounding conservation area. It would also cause no harm to the special historic or architectural interest of the listed Museum buildings.

Given the scale of the additions, they would not result in harm to neighbouring amenity in terms of daylight, sunlight, outlook or loss of privacy. The closest noise sensitive receiver to the proposed high level flue outlet has been identified as being a residential window on the rear of a property in Bloomsbury Street located approximately 13 meters away. Noise and vibration assessments have been submitted to demonstrate the impact on the amenities of surrounding residential occupants and have been reviewed by the Council's Environmental Health officer. In terms of noise, the officer concludes that noise emissions from the proposed flue would not have an adverse impact on the nearest residential receivers. A condition would be attached to ensure noise and vibration from the kitchen extract would not exceed Camden's noise standards.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. The Bloomsbury Conservation Area Advisory Committee has made no comments to the proposal.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2021 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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
Chief Planning Officer