

22 November 2021

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

FAO Elaine Quigley

Dear Officers

Discharge of Condition | British Museum, London WC1B

On behalf of British Museum (BM), we enclose an application to discharge planning permission (PP) Condition 5 of application (ref: 2021/3371/P), to provide details of a hard and soft landscaping in association with the refurbishment of the Hirayama Studio, London WC1B.

Planning and Listed building consent was originally granted on 26th October 2021 (ref: 2021/3371/P and 2021/3404/L). The approved description of development is: *Installation of ventilation grille on the ground floor western side elevation, new cast iron downpipes, and replacement windows on the Hirayama Studio and lowering of the ground level on the north side of the building.*

The proposal being pursued has been discussed with LB Camden officer, Elaine Quigley.

Application content

This application has been submitted via the Planning Portal (ref: PP-10406861). The following forms the submission and supporting documents:

- Application form
- Existing and proposed Hirayama Studios landscaping plan
- Planting scheme and planting plan by Writtle Forest Consultancy

The relevant application fee of £116 has also been submitted for the application.

Details of Conditions

This application seeks to discharge Condition 5 of the above referenced PP.

PP Condition 16 states *'No earthworks shall take place until full details of hard and soft landscaping, to include at least 2 replacement trees, have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.'*

The Museum propose to implement the hard and soft landscaping plan outside the Hirayama Studio. The detail of the proposals is outlined in the existing and proposed Hirayama Studios landscaping plan. The planting scheme by Writtle Forest Consultancy is also submitted which sets out the proposals for replacement planting, including the two new Silver Birch trees proposed, with details of specifications and management.

The BM urgently wishes to make a start on the ground works, especially as there is a critical need to fell T20 which is not considered safe. Therefore, the BM would appreciate Officers reviewing the condition materials at the earliest opportunity to enable the urgent works to start as soon as possible.

Overall, the proposals have been carefully designed to ensure they are sympathetic and enhance the architecture of building and the character and appearance of the Bloomsbury Conservation Area. The soft and hard landscaping have been designed to take account of the functionality of the

area and the needs of Museum's staff and will sensitively respect the surrounding context. The proposal has been developed with the principal objectives of London Borough of Camden Policy D1 Design and D2 Heritage.

This application is made to satisfy the planning condition associated with the planning permission ref: 2021/3371/P. If you have any questions on any of the enclosed information, please do not hesitate to contact me at melanie@theplanninglab.com.

Yours faithfully

Melanie Gurney
The Planning Lab