

Application ref: 2021/3371/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 26 October 2021

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 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.

Drawing Nos: 001 rev A; 161; 162; 163; 171; 173; 261; 262; 263; 561; 562; 761;
Heritage, Design and Access Statement prepared by Wright and Wright Architects dated 02/07/2021; Arboricultural Implication Assessment prepared by Writtle Forest Consultancy dated 28/09/2021; Arboricultural Method Statement and Tree Protection Plan prepared by Writtle Forest Consultancy dated 01/10/2021; Tree Survey and Tree Constraints Plan prepared by Writtle Forest Consultancy dated 28/09/2021; Tree Constraints Plan 210911/01 rev A.

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:
001 rev A; 161; 162; 163; 171; 173; 261; 262; 263; 561; 562; 761; Heritage, Design and Access Statement prepared by Wright and Wright Architects dated 02/07/2021; Arboricultural Implication Assessment prepared by Writtle Forest Consultancy dated 28/09/2021; Arboricultural Method Statement and Tree Protection Plan prepared by Writtle Forest Consultancy dated 01/10/2021; Tree Survey and Tree Constraints Plan prepared by Writtle Forest Consultancy dated 28/09/2021; Tree Constraints Plan 210911/01 rev A.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural method statement and tree protection plan by Writtle Forest Consultancy dated 1st October 2021 ref: 210342. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The project arboriculturalist shall supervise and monitor the works in accordance with the approved report for the duration of development.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan 2017.

- 5 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.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works including the planting of at least 2 replacement trees shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following

completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed works would have very limited impact on the external appearance of the host building and character of the conservation area due to their nature. The majority of the works are repairs of existing doors and windows as well as repair of cracked render on the elevations. The proposed ventilation grille would be modest in size on the western side elevation of the building (facing the main Museum building). The cast iron down pipes would be constructed using appropriate materials.

The proposal would include excavation of the gravel-covered ground outside the northern elevation of the building by 150mm below floor level. This is to prevent water ingress into the studio building. The proposal would include the removal of 3 trees, two of which are category U and one which is category B- this is considered acceptable as these small trees have little or no amenity value in this context. Additional information has been submitted to demonstrate that the nearby trees would not be adversely affected by the proposed works. The Council's tree officer has reviewed the information and has confirmed that the arboricultural method statement and tree protection plan are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout the development subject to standard landscaping conditions. The conditions include the submission of hard and soft landscaping details including the details of at least 2 replacement trees and that the tree protection measures are installed prior to any commencement of works on site.

There will be no impact on neighbour amenities.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 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, A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer