

Application ref: 2021/5296/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto: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](mailto:planning@camden.gov.uk)

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

**British Museum**  
**Great Russell Street**  
**London**  
**WC1E 7JW**

Proposal:

Installation of temporary external ducting on the South East and South West elevations of the King Edward Building, removal (and storage) of 6 window panes on the SE elevation and installation of vents; removal and storage of 4 window panes on the SW elevation, new ducting and new fan unit on the ground

Drawing Nos: 108-Nex-XX-02-DR-A-111; 108-Nex\_XX-XX-DR-A-130 rev A; 108-Nex-XX XX-DR-A-131 rev B; 108-Nex-XX-XX-DR-A-260; 108-Nex-XX-00-DR-A-100 rev B; 108-Nex-XX-02-DR-A-211; 108-Nex-XX-XX-DR-A-251 rev B; 108-Nex-XX-XX-DR-A-250 rev B; 108-Nex-XX-XX-DR-A-251 rev B; 108-Nex-XX-XX-DR-A-252 rev A; 108-Nex-XX-XX-DR-A-253 rev B; 108-Nex-XX-XX-DR-A-260; Plant Noise Assessment by RSK Acoustics dated 22/10/2021; Heritage Statement by Donald Insall Associates dated October 2021; Design and Access Statement by Nex dated 22/10/2021.

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 The proposed ducting and removal of 10 window panes on the southeastern and southwestern rear elevation of the KEB building hereby permitted is for a temporary period only. The ducting shall be removed from the building and the building made good and the 10 window panes shall be reinstated by no later than 4 years after the date of this permission, ie. by 31/12/2025.

Reason: The type of works is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the external ducting would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:  
108-Nex-XX-02-DR-A-111; 108-Nex\_XX-XX-DR-A-130 rev A; 108-Nex-XX-XX-DR-A-131 rev B; 108-Nex-XX-XX-DR-A-260; 108-Nex-XX-00-DR-A-100 rev B; 108-Nex-XX-02-DR-A-211; 108-Nex-XX-XX-DR-A-251 rev B; 108-Nex-XX-XX-DR-A-250 rev B; 108-Nex-XX-XX-DR-A-251 rev B; 108-Nex-XX-XX-DR-A-252 rev A; 108-Nex-XX-XX-DR-A-253 rev B; 108-Nex-XX-XX-DR-A-260; Plant Noise Assessment by RSK Acoustics dated 22/10/2021; Heritage Statement by Donald Insall Associates dated October 2021; Design and Access Statement by Nex dated 22/10/2021.

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

- 5 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.

- 6 Before the use commences, the plant shall be provided with sound attenuation in accordance with the recommendations of the Plant Noise Assessment report

hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

Informative(s):

1 Reasons for granting permission.

The proposal relates to the ground (south eastern) and second floor (south western) of the rear elevation of the King Edward Building (KEB) that fronts onto Montague Place. The south western elevation of the listed building (Grade I) remains relatively unaltered; however there are existing louvre panels at the top of the windows along the second floor rear elevation. The south eastern rear elevation has been altered over time with ventilation ducts and services. Due to water ingress in the basement of the building and resultant mould and bacterial growth, the existing ventilation system has had to be turned off to protect public safety and one of the galleries within the KEB has been closed to visiting members of the public as a result.

The proposal includes installation of plant on two sections of the rear elevation to introduce fresh air supply into the galleries for a temporary period until December 2025. Externally this part of the building is not publicly visible with the rear elevation being screened by existing buildings of similar size and height. The southeast part of the rear elevation of the building is already compromised by existing servicing; however the southwest elevation of the building remains relatively unaltered. The harm to the building is due to the size, scale and design of the ducting and the removal of original panes of glass to allow the ducting to access the galleries. The harm is identified as 'less than substantial'. Considerable importance and weight has been attached to this harm; nevertheless the ducting would be in place for a temporary period of time until the end of 2025 to allow the remedial works to be carried out and continue to allow the galleries within this part of the Museum to remain open to the public. This is considered a significant public benefit which would outweigh the 'less than substantial' harm caused. It is accepted that the approach taken is an appropriate temporary solution to address the issues with the existing ventilation system and that the works have been carefully conceived to cause the least harm to the listed building in line with paragraph 196 of the NPPF. Historic England were notified about the application and recommended that it should be determined in accordance with Camden's local plan policies.

Following the completion of the remediation works the window panes would be reinstated and the ducting removed to return the rear elevation back to its original condition. A condition would be attached to ensure the removal of the ducting and reinstatement of the window panes at the end of December 2025 in line with the applicant's suggested timescales.

A new mechanical extract fan unit would be installed on the ground floor to connect to the proposed new ducting from ground to second floors. The unit

would be modest in terms of its size and height and would not screen any window openings or architectural features on the rear elevation of the building. It would not have an adverse impact on the character or appearance of the building or the surrounding conservation area. Although the new ducting would extend from ground to second floor level, it would have limited impact on the external appearance of the surrounding buildings which are used as back of house service areas. Any views of the ducts from the conservation area would be screened by the existing buildings within the Museum complex.

- 2 The proposal also includes the removal and replacement of 6 smaller lower window panes within 3 windows with vents in the south eastern part of the rear elevation of the building and removal of 4 upper window panes within 2 windows with plenum boxes in the south western part of the rear elevation of the building. The window panes to be removed will be stored off site and will be reinstated when the remedial works will be completed by December 2025. A condition will be attached to the associated listed building consent to ensure that these are safely retained off site and reinstated once the ducting is removed in 2025. The vents would be powder coated to match the colour of the surrounding window frame and would be considered acceptable.

A plant noise assessment has been submitted in support of the application. It demonstrates that the mechanical equipment can operate within Camden's minimum noise level requirements, provided that an attenuator is fixed to the extract fan outlet. A condition would be attached to ensure this.

There will be no impact on neighbour amenities.

One letter of objection has been received from a local resident regarding the need to ensure the works are temporary and would be removed following the expiry date of this permission. This has been considered and addressed within the overall assessment of the proposal.

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, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

- 3 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.

- 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).
- 5 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](http://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



Daniel Pope  
Chief Planning Officer