

Application ref: 2021/5324/L
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 22 December 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

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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; 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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 impact on the historic fabric. 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 and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the 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; Heritage Statement by Donald Insall Associates dated October 2021; Design and Access Statement by Nex dated 22/10/2021.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 5 Prior to the relevant part of the works, a method statement for the removal, storage and reinstatement of the window panes hereby approved to be removed shall be submitted to and approved in writing by the Council. The work must be undertaken by a qualified professional specialising in building conservation. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the special architectural and historic interest of the sculpture in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granted listed building consent:

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. 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' which has been weighed against the public benefits that the proposal provides. 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.

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 is 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 a harmful impact on the special interest of the Grade I Listed building.

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 is attached 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.

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.

- 2 The planning history of the site has been taken into account when coming to this decision. Historic England have authorised the issuing of a consent for this proposal.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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