



Planning Committee B (Addendum)

Report title:

**HORNIMAN MUSEUM AND GARDENS, 100 LONDON ROAD, LONDON,
SE23 3PQ**

Date: 24 August 2023

Key decision: No.

See [“Legal Requirements” in the guidance](#) for more information.

Class: Part 1

See [“Legal Requirements” in the guidance](#) for more information.

Ward(s) affected: Forest Hill

Contributors: Antigoni Gkiza

Outline and recommendations

This report has been prepared as an additional representation objecting to the proposed development has been received since the publication of the agenda. Amendments to the conditions have also been added and an additional assessment in the Officer Report has been included.

Application details

Application reference number(s): DC/23/130987
DC/23/130988

Application Date: 28 March 2023

Applicant: Horniman Museum

Proposal: Full Planning Permission

Proposed Sustainable Gardening Zone, including demolition of existing structures and the construction of two new glass houses with external covered area in the nursery hub, paved terrace, paths and landscaping for the Winter Garden, paving and planting for Community wellbeing garden, new cafe, toilet block, store building and play area within old boating lake to Nature Explorers Zone, interpretation panels and entrance gate and ramp on the nature trail; external works to the Natural History Gallery to include new roof coverings, louvres to eastern windows; enlargement of western plant enclosure; plant enclosure on west side of gallery; ductwork penetrations, guardrail's to east elevation, new fencing and gates and other internal and external alterations to the elevations at Horniman Museum and Gardens, 100 London Road SE23.

Listed Building Consent

Listed Building Consent for external works to the Natural History Gallery to include new roof coverings, louvres to eastern windows; enlargement of western plant enclosure; plant enclosure on west side of gallery; ductwork penetrations, guardrail's to east elevation, new fencing and gates and internal works to the Natural History Gallery of reorganisation of display cases, including removal (including balustrade cases); refurbishment of historic and contemporary display cases; internal repair and refurbishment works at Horniman Museum and Gardens, 100 London Road SE23.

Background Papers: Submission drawings
Submission technical reports
Statutory consultee responses

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Designation:	Grade II* listed building (Horniman Museum) Grade II listed building (Coombe Cliffe Conservatory, Forecourt Railings, Walls, Piers and Terraces to Horniman Museum) Grade II Registered Park and Gardens Forest Hill Conservation Area PTAL 4/5 Air Quality Management Area Metropolitan Open Land Forest Hill Article 4(2) Direction Green Chain Area Green Chain Walk Public Open Space Site of Importance for Nature Conservation Important Local Views and Landmarks LV1 (from the bandstand, looking north) Important Local Views and Landmarks LL6 (from London Road looking at the front facade)
Screening:	N/A

1 SUMMARY OF ADDITIONAL RESPONSES

- 1 The additional (1) objection received to the proposed development has been summarised as follows:
- The Old Boating Pond area is not ‘underused’
 - Objections to the addition of more buildings and commercial venues

2 CONSIDERATIONS

2.1 AMENDMENTS TO ORIGINAL REPORT

- 2 The following assessment regarding the proposed new plant enclosure on the west elevation of the Natural History Gallery would form part of the section 6.3 ‘Urban Design’, under the ‘Impact on heritage assets’. More specifically, it would relate to the ‘External Works to the Natural History Gallery’.
- New plant enclosure on the west elevation*
- 3 The submitted drawing no. NLP-FF-00-XX-DR-A-12104-P00 indicates that a new plant enclosure would be added above the existing plant and lift enclosure on the west elevation of the Natural History Gallery. The proposed plant enclosure would adjoin the existing and would have an approximate height of 1.2m and a depth of 3.2m. Its design would resemble the design of the existing enclosure. The final details would be secured by condition.
- 4 Although it is likely to be visible, given it would be located in the context of the existing plant and lift enclosure, it would have moderate scale and would be situated in a less

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significant area of the roofscape. As such, it will not cause any harm to the statutory listed building or to the wider Forest Hill Conservation Area.

Amendments to conditions

5 Officers proposed to amend the reason given for imposing condition 12 'PV Panels' of the listed building consent application, so that the reason is clear and explicit in its reference to the listed building consent. In addition, the development triggers of a few conditions related both to the listed building consent and the planning permission are proposed to be amended to enable the applicants to commence other works on site that are not relevant to the conditions. The content of conditions 14 and 15 of the planning permission is also proposed to be amended to provide further clarity to their requirements.

6 Section 11.1.1, Condition 10 '**PROPOSED RAMP**' should read as:

- a) Notwithstanding the plans hereby approved, the construction of the proposed ramp to the Nature Trail forming part of the development hereby approved shall not commence until details have been submitted to and approved in writing by the local planning authority.
- b) The details approved in (a) shall be implemented in full accordance prior to the first use of the development hereby granted and shall be maintained for the lifetime of the development.

Reason: To meet the needs of the wider community and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

7 Section 11.1.1, Condition 11 '**SOUTH DOWNS PATH**' should read as:

- a) Notwithstanding the plans hereby approved, the proposed footpath at the South Downs in the Sustainable Gardening Zone forming part of the development hereby approved shall not commence until details of a revised footpath to demonstrate that it would be compliant with DfT's Inclusive Mobility guidance have been submitted and approved in writing by the Local Planning Authority.
- b) The details approved in (a) shall be implemented in full accordance prior to the first use of the development hereby granted and shall be maintained for the lifetime of the development.

Reason: To meet the needs of the wider community and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011).

8 Section 11.1.1, Condition 14 '**HERITAGE INTERPRETATIONS**' should read as:

Prior to the first occupation of the proposed Sustainable Gardening Zone and the Nature Explorers Adventure Zone forming part of the development hereby approved details of heritage interpretation at the new glasshouse and the café should be submitted to and approved in writing by the local planning authority. The heritage interpretations should include historic photos and archive material relating to the Old Boating Pond and Surrey Mount. The heritage interpretations shall be installed in accordance with the approved details prior to the first occupation of the glasshouse and café and shall be maintained as such thereafter.

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Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November 2014).

- 9 Section 11.1.1, Condition 15 '**NATURE TRAIL INTERPRETATION SIGNS**' should read as:

Prior to the installation of the interpretation signs to the Nature Trail forming part of the development hereby approved details of the proposed Nature Trail interpretation signs, including holes for solitary bees, should be submitted to and approved in writing by the local planning authority. The Nature Trail interpretation signs shall be installed prior to the first use of the development hereby approved and shall be maintained as such thereafter.

Reason: To comply with Policy G6 Biodiversity and access to nature of the London Plan (2021) and DM Policy 24 Biodiversity, living roofs and artificial playing pitches and local character of the Development Management Local Plan (November 2014), Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November 2014).

- 10 Section 11.1.1, Condition 23 '**AIR SOURCE HEAT PUMP**' should read as:

The proposed Sustainable Gardening Zone forming part of the development hereby approved shall not commence until a scheme including the details of the location, type and specification and enclosure of the proposed Air source heat pump shall be submitted to and approved in writing by the local planning authority. The approved plant shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and shall be maintained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in accordance with policy DMS1 and to accord with London Plan Policy SI 1 'Improving air quality' and Policy T7 'Deliveries, servicing and construction' of the London Plan (March 2021), and paragraph 181 of the NPPF.

- 11 Section 11.1.2, Condition 4 '**ARTWORK/BRANDING TO THE NORTH GALLERY**' should read as:

Prior to commencement of the works to the north gallery gable walls in the Natural History Gallery forming part of the development hereby approved details of all artwork/branding to the North Gallery gable walls (noting that lighting will be preferable to fixed finishes) have been submitted to and approved in writing by the Local Planning Authority. The artwork/branding shall be carried out in accordance with the approved details prior to the occupation of the development hereby approved and shall be maintained for the lifetime of the development.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 16 Conservation areas, heritage

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assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November 2014).

12 Section 11.1.2, Condition 9 '**DIGITAL DISPLAY**' should read as:

Prior to the installation of the new exhibition, details of a digital display about the existing North Gallery exhibition, including how it will be promoted physically within the Museum, should be submitted to and approved in writing by the Local Planning Authority. The digital display shall be installed in accordance with the approved details prior to its first use and shall be maintained for the lifetime of the development.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November 2014).

13 Section 11.1.2, Condition 11 '**WORKS TO THE FORMER BOATING POND**' should read as:

The proposed Nature Explorers Adventure Zone forming part of the development hereby approved shall not commence until details of the works required to construct the café and play equipment to the Old Boating Lake and the run services to and from them have been submitted to and approved in writing by the Local Planning Authority. The café and play equipment shall be constructed in accordance with the approved details prior to their first use and shall be maintained for the lifetime of the development.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November 2014).

14 Section 11.1.2, Condition 12 '**PV PANELS**' should read as:

- a) Prior to first installation details of the proposed PV panels on the Gallery shall be submitted to and approved in writing by the local planning authority.
- b) The PV panels approved in accordance with (a) shall be installed in full prior to reopening of the Gallery and shall be retained in perpetuity.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November

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2014), Core Strategy Policy 7 Climate change and adapting to the effects and Core Strategy Policy 8 Sustainable design and construction and energy efficiency (2011).

- 15 Section 11.1.2, Condition 13 '**NEW PLANT ENCLOSURE ON WEST ELEVATION**' should read as:

Prior to the installation of the proposed plant enclosure on the west elevation of the Natural History Gallery details should be submitted to and approved in writing by the local planning authority. The plant enclosure on the west elevation of the Natural History Gallery shall be installed prior to the first occupation of the development hereby approved and shall be maintained for the lifetime of the development.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 16 Conservation areas, heritage assets and the historic environment of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens, Development Management Local Plan (November 2014).

2.2 ADDITIONAL PUBLIC REPRESENTATIONS

- 16 Officers have reviewed the additional objection and note that the concerns are included and addressed in the committee report at sections 4.2.1 and 6.1.

3 CONCLUSION

- 17 The additional representation that has been reviewed is not considered to change the assessment undertaken or the conclusion and recommendation of the officer report to committee. In addition, the additional assessment regarding the proposed plant enclosure on the west elevation of the Natural History Gallery and the rewording of the conditions do not affect the outcome of the conclusion and the recommendation.

4 REPORT AUTHOR AND CONTACT

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