

# **The Museum of Harlow, Muskham Road, CM20 2LF**

## **Application References**

**HW/FUL/23/00458 & HW/LBC/23/00459**

**Part demolition of modern additions to the Triple Range of Outbuildings and Mark Hall Barn and erection of new single-storey extensions comprising of new exhibition space, new reception, teaching space, washroom and ancillary spaces and new cafe/community space with associated landscaping, refuse enclosure and new openings in existing fabric of the buildings and walled gardens along with improvements to existing fabric of buildings.**

# Location Plan

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# Aerial Image

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Site

# Muskham Road entrance



# Courtyard



# Courtyard



# View from Gardens



# Proposed site of café extension

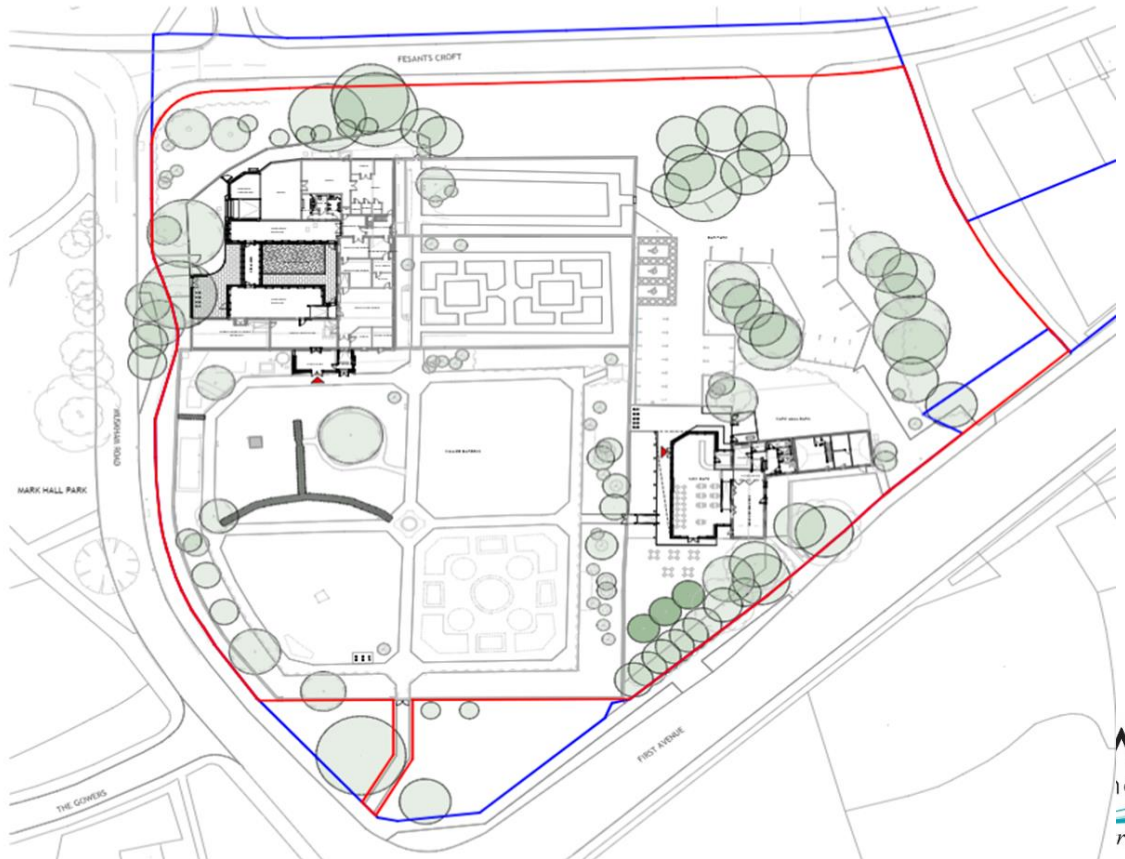




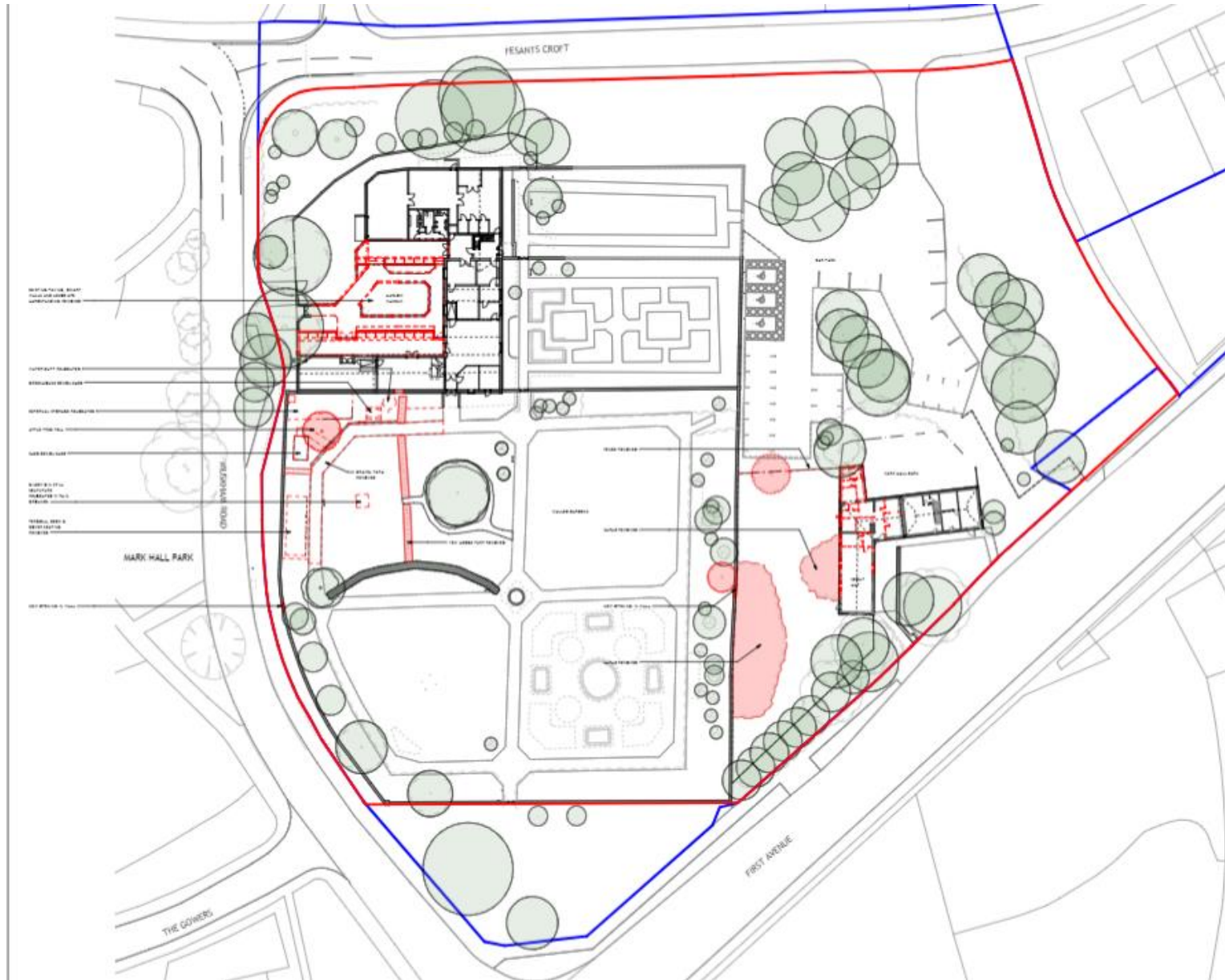
# Garden Wall from Café side



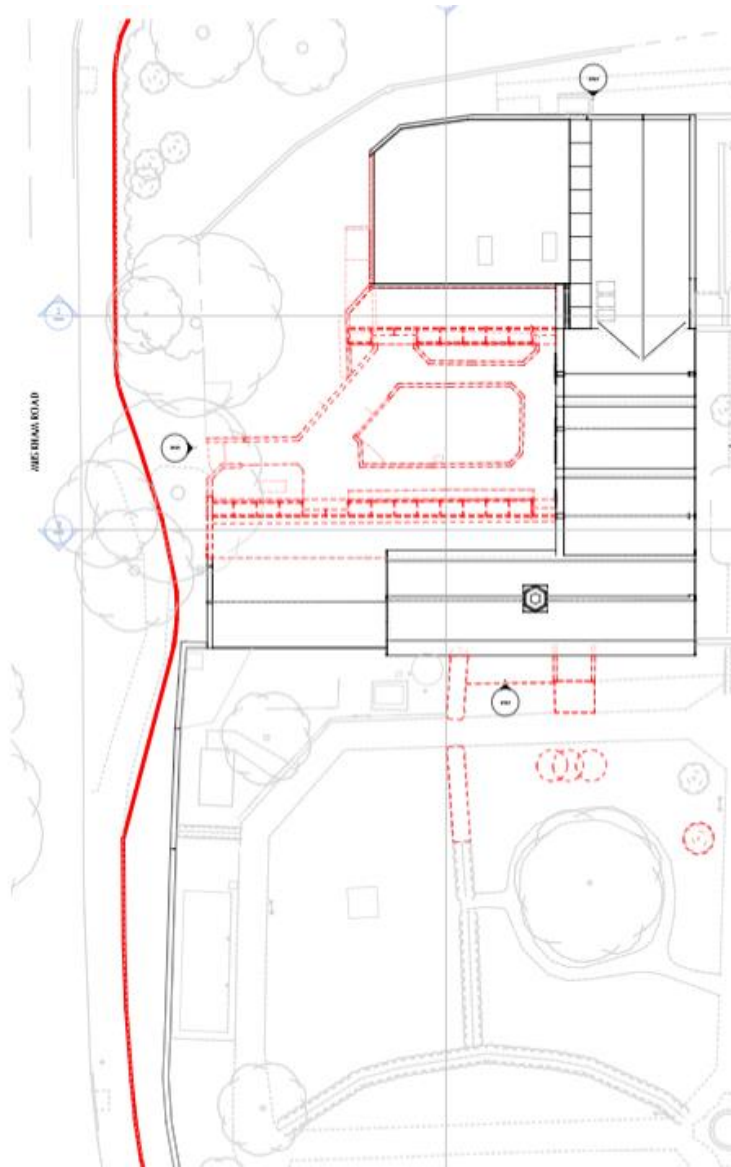
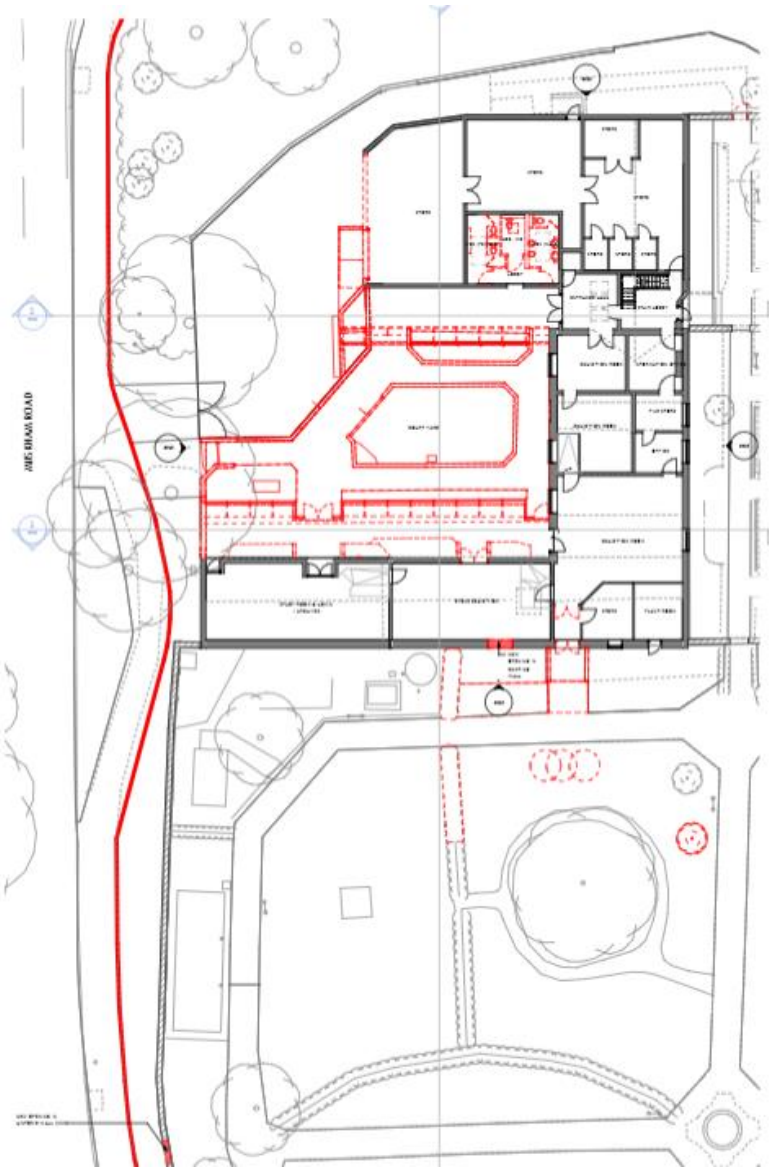
# Existing & Proposed Site Plan



# Demolition Site Plan



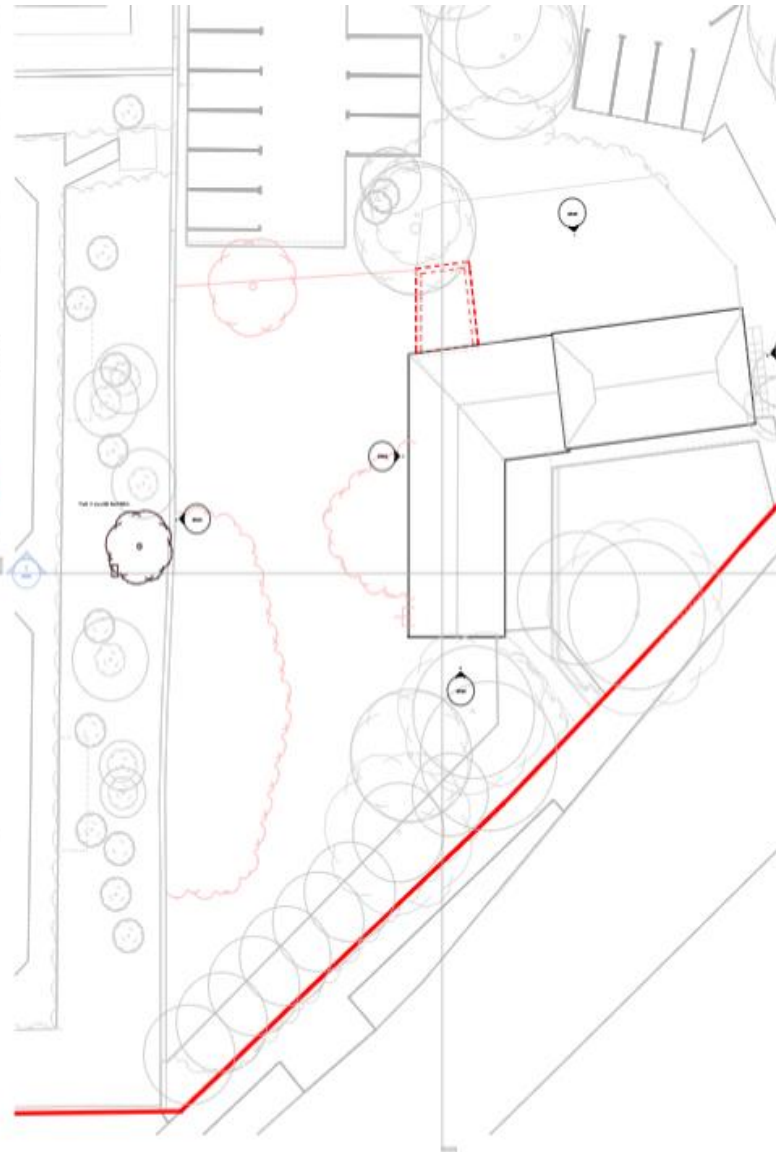
# Demolition Plans



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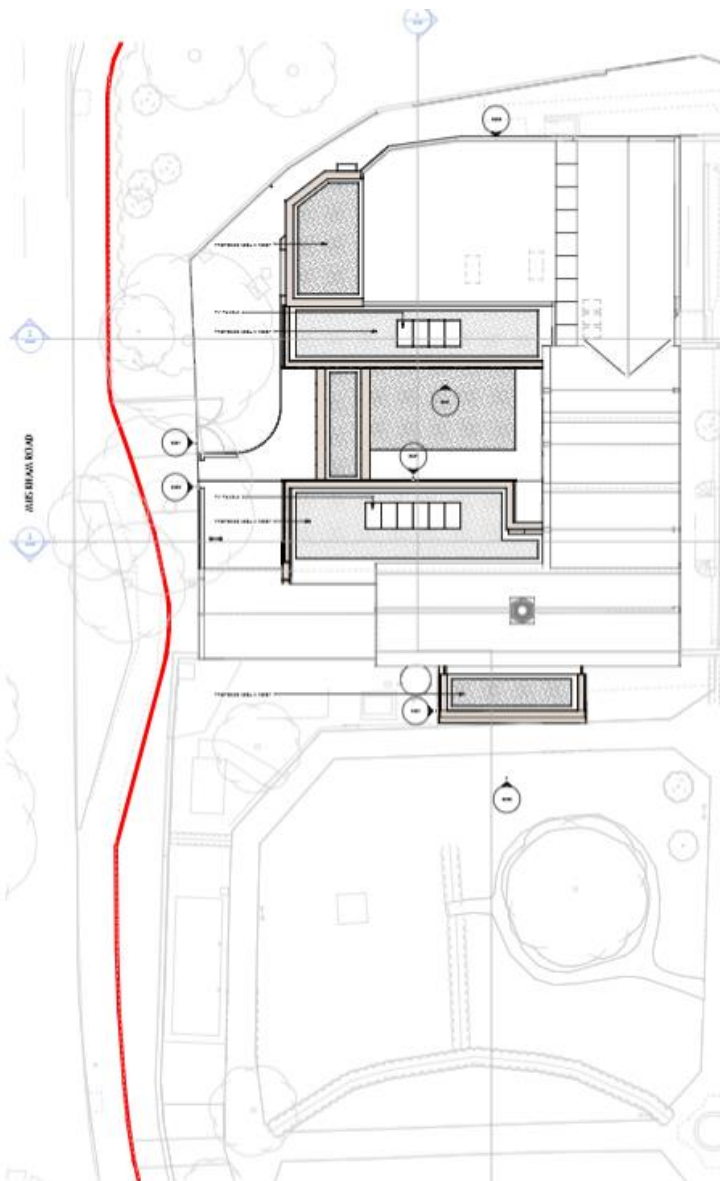
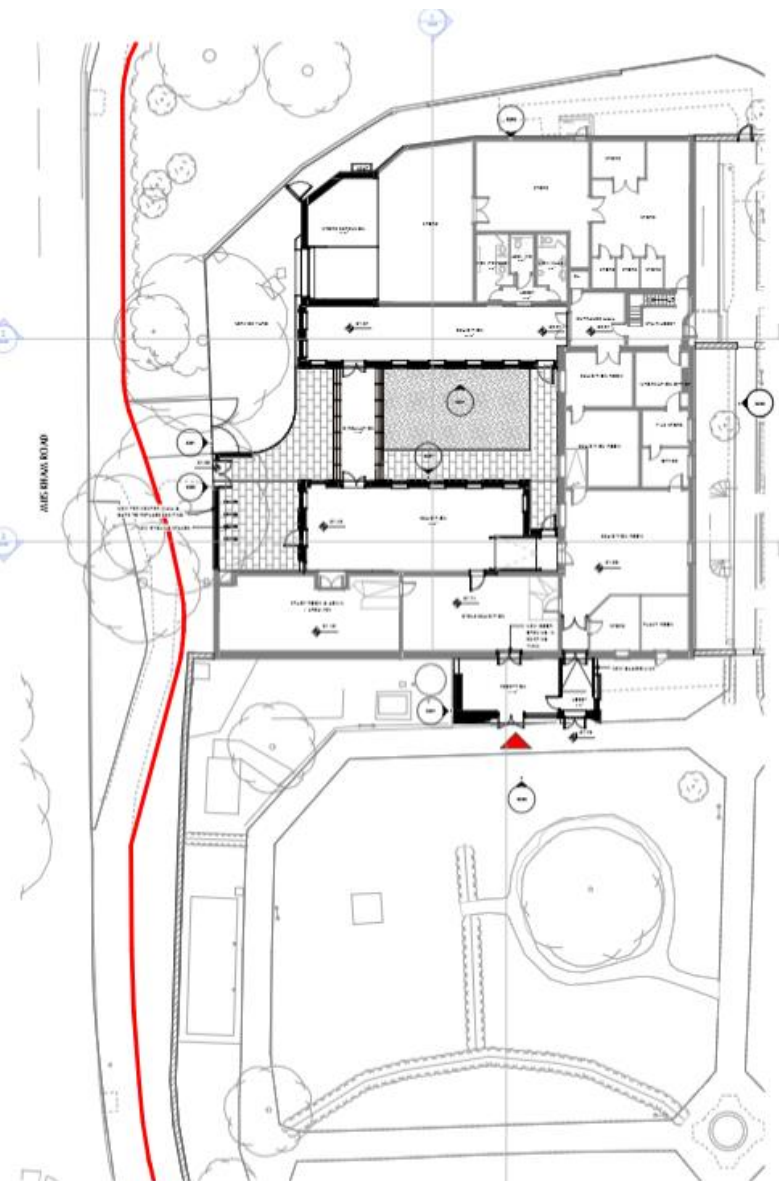


1 Demolition Ground Floor Plan  
1:100

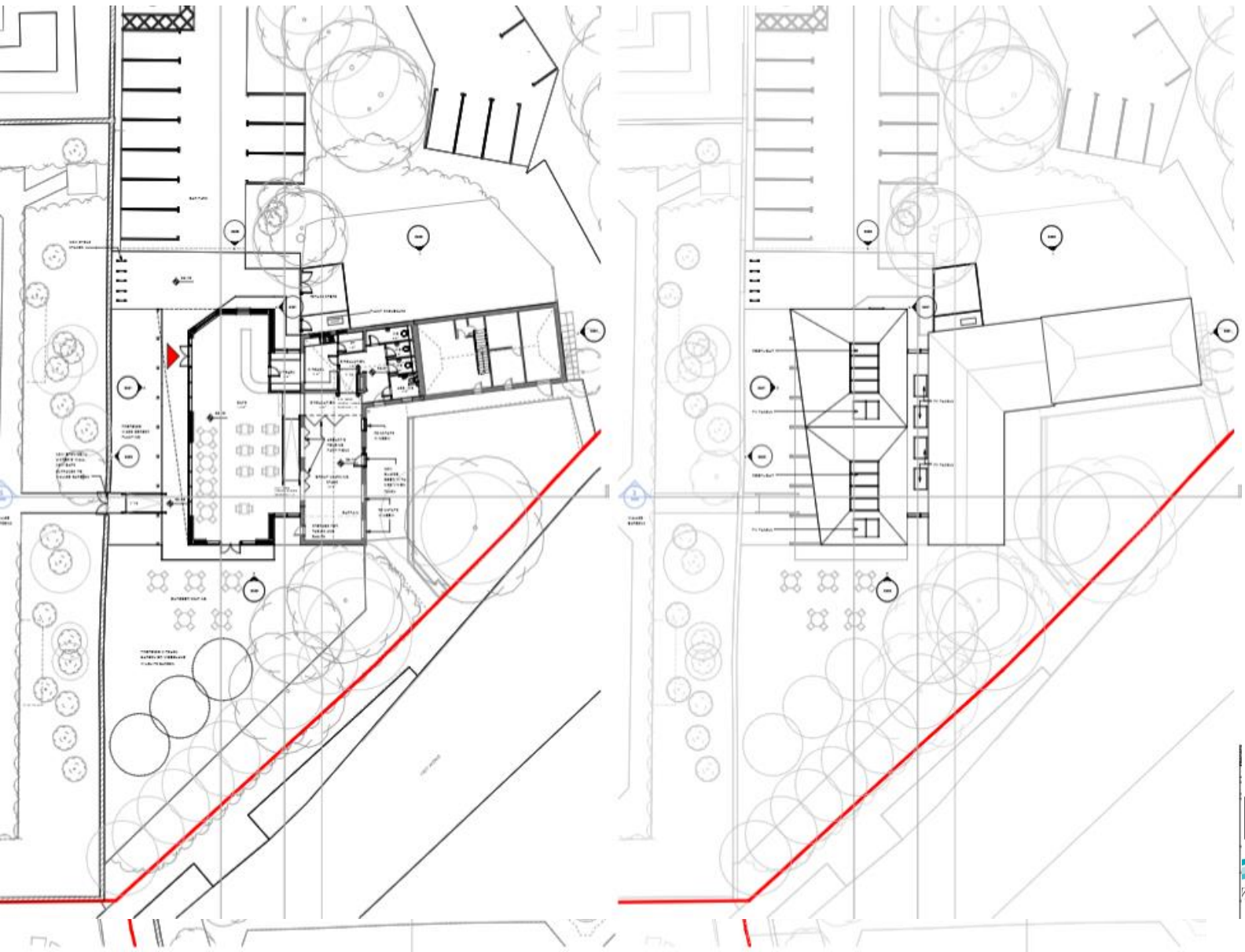


2 Demolition Roof Plan  
1:100

# Proposed Ground and Roof Plans



# Proposed Ground and Roof Plans



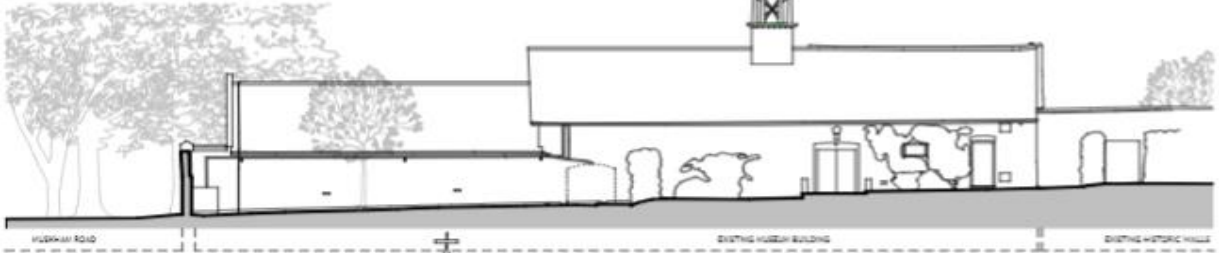
# Existing elevations – Museum Building



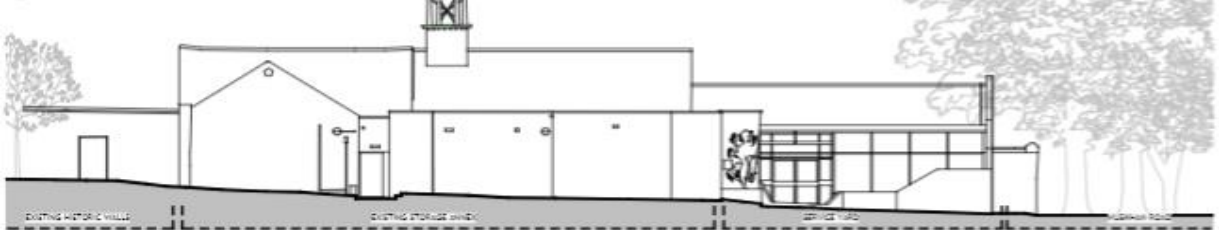
1 Existing West Elevation  
1 : 100



2 Existing East Elevation  
1 : 100



3 Existing South Elevation  
1 : 100





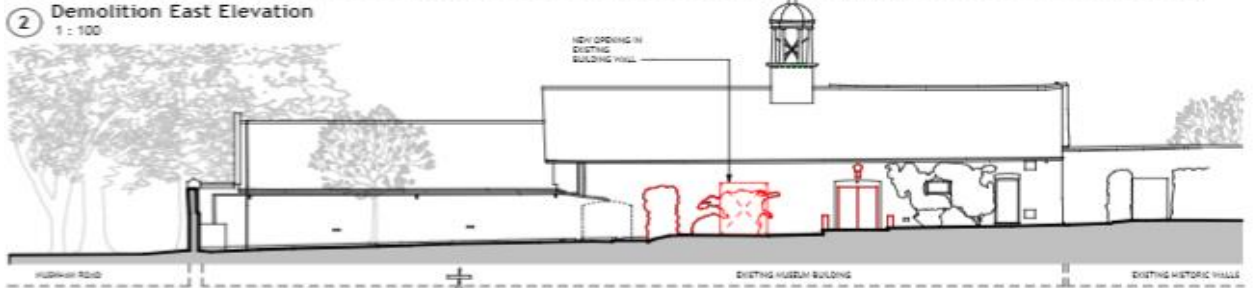
# Demolition Elevations – Museum Building



1 Demolition West Elevation  
1 : 100



2 Demolition East Elevation  
1 : 100

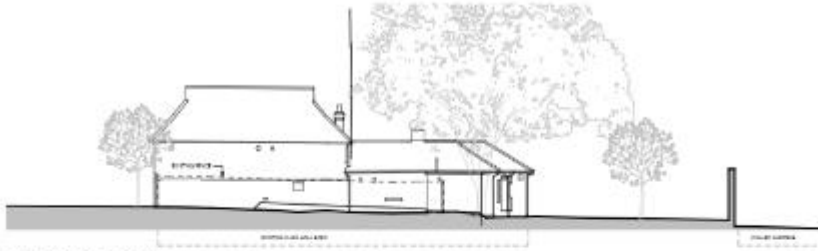


3 Demolition South Elevation  
1 : 100



4 Demolition North Elevation  
1 : 100

# Existing elevations - Gallery



① Existing North Elevation  
1:100



② Existing South Elevation  
1:100

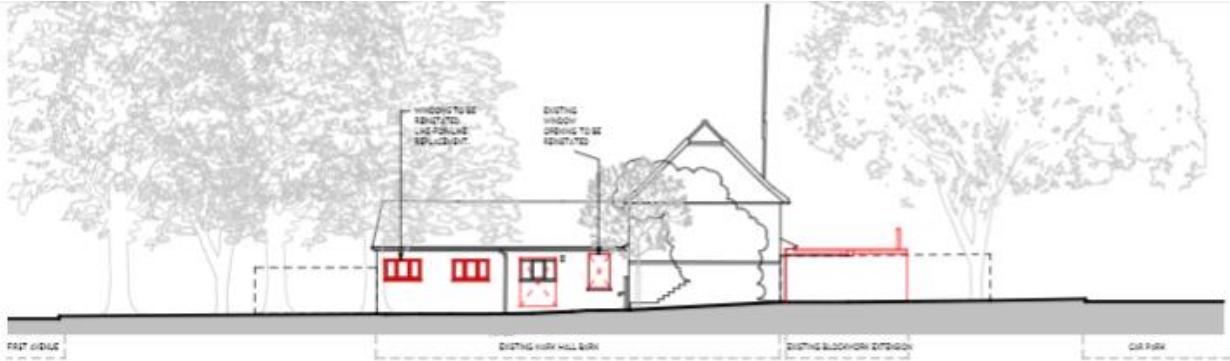


③ Existing East Elevation  
1:100

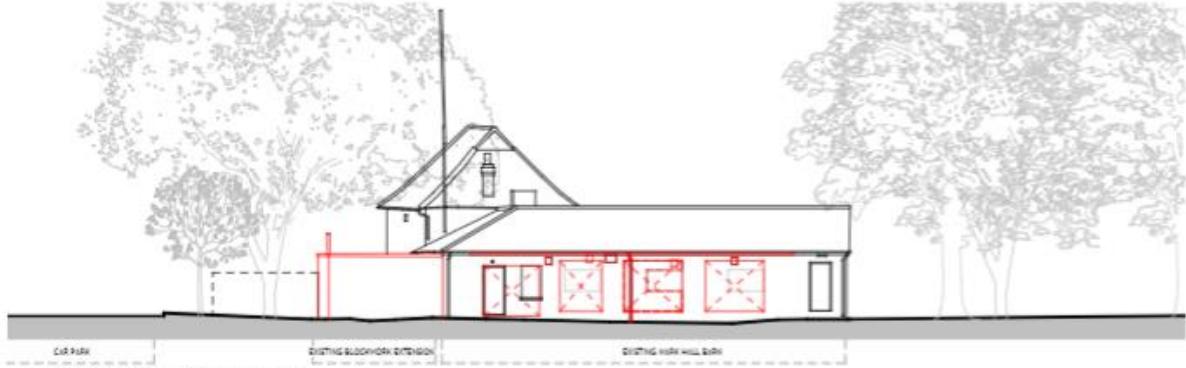


④ Existing West Elevation  
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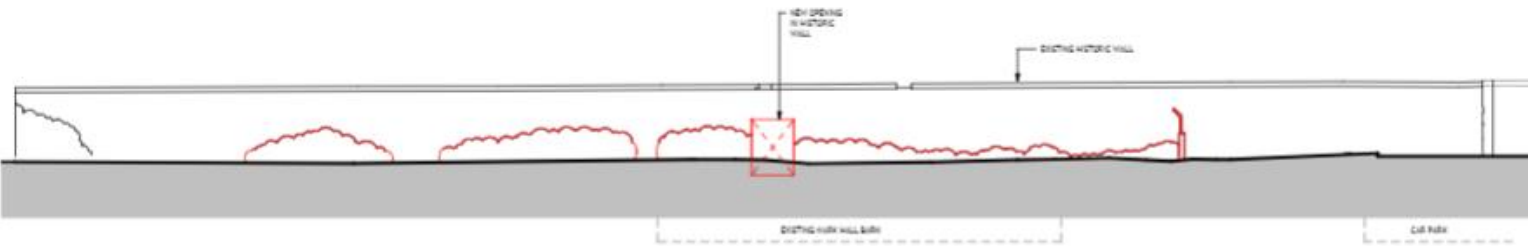
# Demolition Elevations - Gallery



3 Demolition East Elevation  
1 : 100

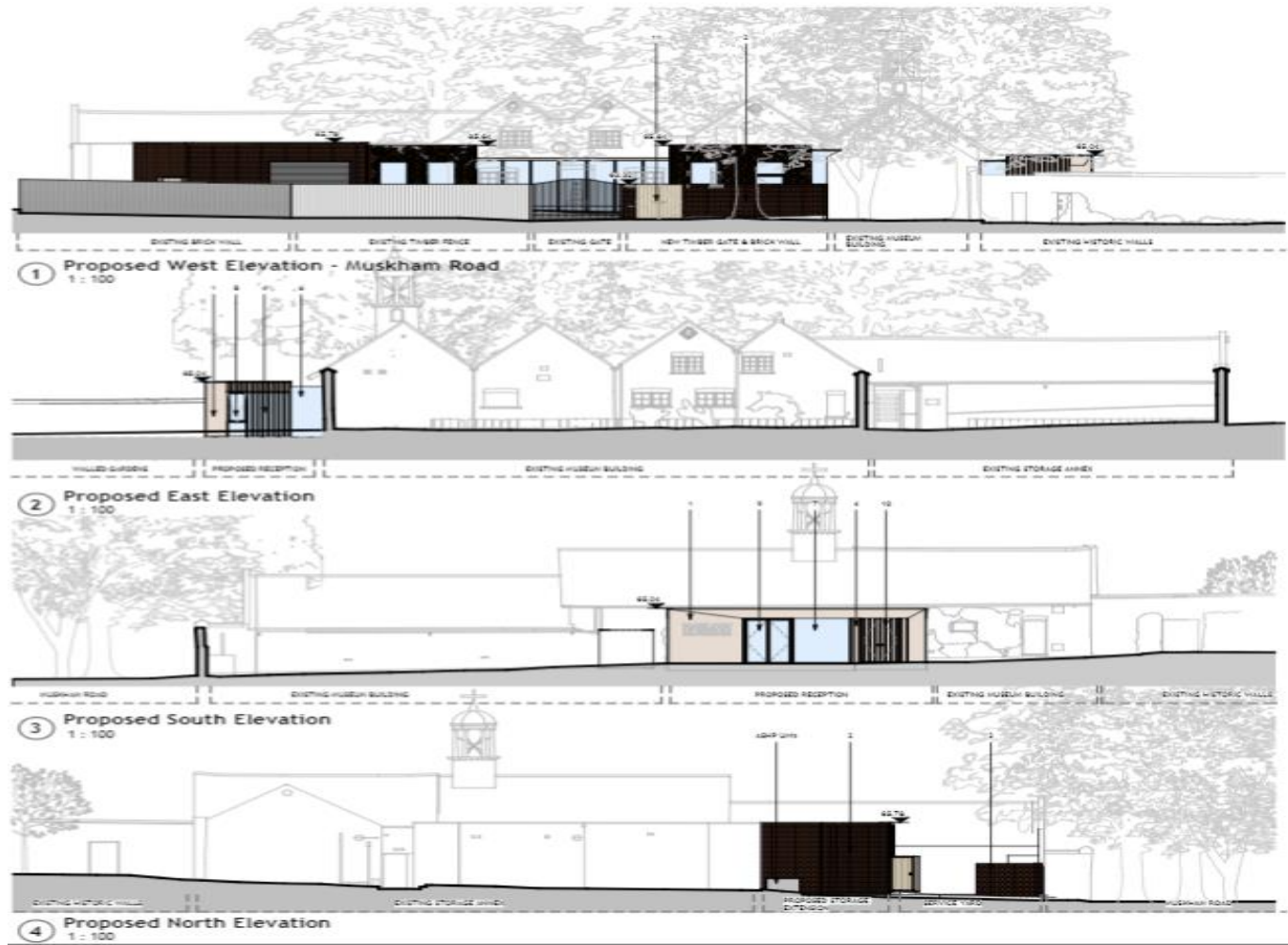


4 Demolition West Elevation  
1 : 100



5 Demolition East Elevation - Historic Wall  
1 : 100

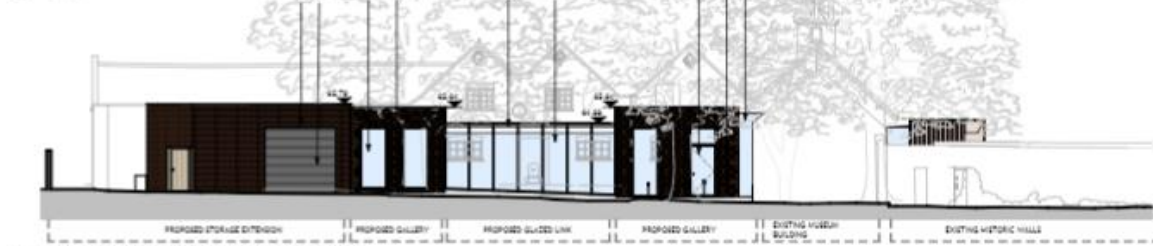
# Proposed Elevations – Museum Building



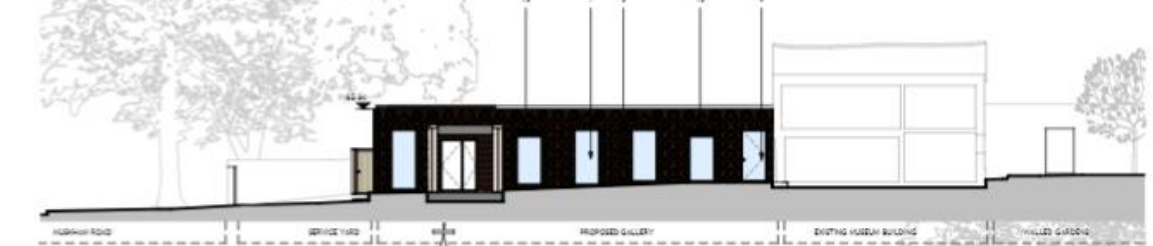
# Proposed Elevations – Museum Building



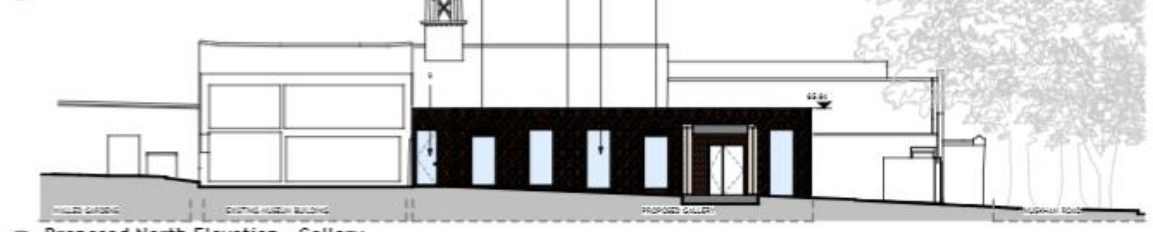
5 Proposed West Elevation - Proposed Reception  
1 : 100



6 Proposed West Elevation - Gallery  
1 : 100

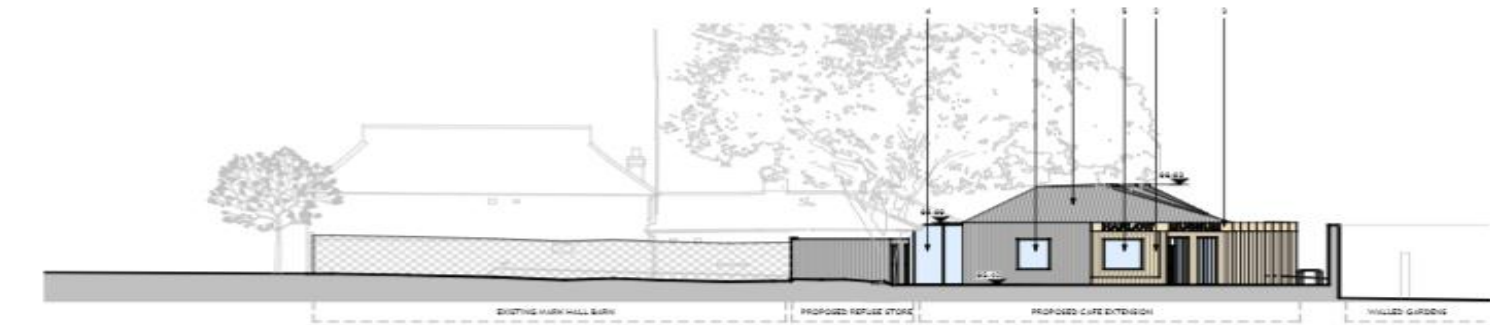


7 Proposed South Elevation - Gallery  
1 : 100

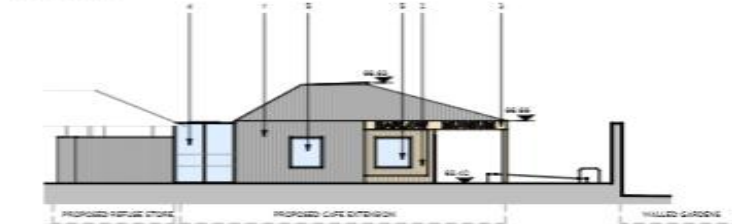


8 Proposed North Elevation - Gallery  
1 : 100

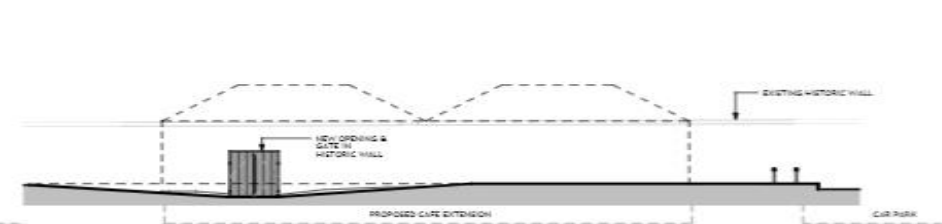
# Proposed Elevations - Gallery



1 Proposed North Elevation  
1 : 100



2 Proposed North Elevation - Front View of Cafe Extension  
1 : 100



3 Proposed East Elevation - Historic Wall  
1 : 100



4 Proposed South Elevation  
1 : 100

# Proposed Elevations



5 Proposed East Elevation  
1:100



6 Proposed East Elevation - Cafe Extension  
1:100



7 Proposed West Elevation  
1:100

# Key Issues

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## 23/00458 – Planning Application

Principle of development – Policy L2 compliant

Heritage – Policy PL12 seeks to protect significance of asset and its setting (pg16)

- Less than substantial harm arising from courtyard extensions and glazed link, walled garden porch and café extension.
- Less than substantial harm to Conservation Area
- Para 208 of NPPF requires decision maker to weigh up public benefits – secure financial viability, improved facilities and loss of unsympathetic additions. Public benefit outweighs harm.

Biodiversity – Note no requirement as application submitted before BNG requirement

Highways and Parking – No change to current provision of 23 spaces which is acceptable

Flooding and Drainage – Flood Zone 2

## 23/00459 – Listed Building Application

Heritage – as per planning application (above)



# Recommendation

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Application 23/00458 - GRANT Planning Permission subject to conditions as listed on pages 18 to 20 of report. Remove reference to S106 contribution as application submitted before BNG requirement triggered.

Application 23/00459 - GRANT Listed Building Consent subject to conditions as listed on pages 47-49 of the report