

Application ref: 2022/4626/L  
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**Development Management**  
Regeneration and Planning  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**BMA House**  
**13 Tavistock Square**  
**London**  
**Camden**  
**WC1H 9JP**

Proposal:

Internal alterations at second and fifth floor levels.

Drawing Nos: CSWE 870 P 005 Rev A; Existing Basement; Existing Ground Floor; Existing Mezzanine; Existing 1st Floor; Existing 2nd Floor; Existing 3rd Floor; Existing 4th Floor; Existing 5th Floor; Existing Roof Plan; AP-10-L2 Rev RD; AP-00-L5 Rev RD; AP-10-L5 Rev RD; AP-20-L5 Rev RD; AP-30-L5 Rev RD; AP-40-L5 Rev RD; AP-60-L5 Rev RD; AP-61-L5 Rev RD; AP-70-L5 Rev RD; AD-01-L5 Rev RD; AJ-01-L5 Rev RD; AJ-02-L5 Rev RD; 1998-JRA-02-02-DR-A-0020 Rev P02; 1998-JRA-02-02-DR-A-0021 Rev P01; 1998-JRA-02-02-DR-A-0022 Rev P01; 1998-JRA-02-02-DR-A-0023 Rev P01; 1998-JRA-02-02-DR-A-0024 Rev P01; 1998-JRA-02-02-DR-A-0025 Rev P01; 1998-JRA-02-02-DR-A-0026 Rev P01; 1998-JRA-02-02-DR-A-0027 Rev P01; SK-01 Rev C3; Level 5 Client Lounge Teapoint - Design Proposal (unnumbered drawing);

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 development hereby permitted shall be carried out in accordance with the following approved plans:

CSWE 870 P 005 Rev A; Existing Basement; Existing Ground Floor; Existing Mezzanine; Existing 1st Floor; Existing 2nd Floor; Existing 3rd Floor; Existing 4th Floor; Existing 5th Floor; Existing Roof Plan; AP-10-L2 Rev RD; AP-00-L5 Rev RD; AP-10-L5 Rev RD; AP-20-L5 Rev RD; AP-30-L5 Rev RD; AP-40-L5 Rev RD; AP-60-L5 Rev RD; AP-61-L5 Rev RD; AP-70-L5 Rev RD; AD-01-L5 Rev RD; AJ-01-L5 Rev RD; AJ-02-L5 Rev RD; 1998-JRA-02-02-DR-A-0020 Rev P02; 1998-JRA-02-02-DR-A-0021 Rev P01; 1998-JRA-02-02-DR-A-0022 Rev P01; 1998-JRA-02-02-DR-A-0023 Rev P01; 1998-JRA-02-02-DR-A-0024 Rev P01; 1998-JRA-02-02-DR-A-0025 Rev P01; 1998-JRA-02-02-DR-A-0026 Rev P01; 1998-JRA-02-02-DR-A-0027 Rev P01; SK-01 Rev C3; Level 5 Client Lounge Teapoint - Design Proposal (unnumbered drawing);

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

British Medical Association House is a grade II listed building, built over successive phases. The first two phases, 1913-14 and 1923-25, were by Sir Edwin Lutyens with numerous other parts added until 1959-60 by other architects.

The building's special interest is partly derived from its grand façades which face onto Tavistock Square and a central courtyard. The interior is also of special interest due to the plan form and architectural features, however other parts of the interior have been significantly altered and are of lesser interest.

The proposed works relate to the second and fifth floor of the building. Both areas have modern interiors with standard office partitions, fixtures and fittings. The only original fabric is the external walls, windows, floor and ceiling structure.

No historic fabric is lost as a result of the proposals and all new partitions, fixtures and fittings do not significantly change the appearance or character of the spaces. The special interest of the listed building will therefore be preserved.

As the works are internal to a grade II listed building, no public consultation was required. No comments have been received for this application from either the public or local groups.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.
- 3 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer