

Application ref: 2023/5030/L
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Date: 11 January 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

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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 to existing ground floor cafe.

Drawing Nos: 4782-XX-P-00-001 Rev B; 4782-XX-P-00-100; 4782-XX-P-00-101; 4782-XX-P-00-300; 4782-XX-P-00-301; 4782-XX-P-00-400; 4782-XX-P-00-402;

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:

4782-XX-P-00-001 Rev B; 4782-XX-P-00-100; 4782-XX-P-00-101; 4782-XX-P-00-300; 4782-XX-P-00-301; 4782-XX-P-00-400; 4782-XX-P-00-402;

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 ground floor café. This space was significantly altered in 2006 when the council chamber was moved from this space. A new bridge was inserted and access provided from the garden. The special interest of the space is largely derived from the sense of scale and the accompanying decorative feature which contribute to the grandeur.

The proposed works are largely a refurbishment of this space with alterations confined to non original fittings dating from 2006. No historic features of note are altered and the overall scale and character of the space remains.

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) 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.

- 4 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.

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