

Application ref: 2023/3239/L  
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**Development Management**  
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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 associated with refurbishment of offices at fourth floor level.

Drawing Nos: 1998-JRA-02-ZZ-DR-A-0000 Rev P02; 1998-JRA-02-ZZ-DR-A-0096 Rev P01; 1998-JRA-02-ZZ-DR-A-0176 Rev P01; 1998-JRA-02-04-DR-A-0054 Rev P04; 1998-JRA-02-04-DR-A-0058 Rev P02; 1998-JRA-02-04-DR-A-0059 Rev P02; 1998-JRA-02-04-DR-A-0094 Rev P01; 1998-JRA-02-04-DR-A-0154 Rev P04; 1998-JRA-02-04-DR-A-0174 Rev P01; 1998-JRA-02-05-DR-A-0055 Rev P04; 1998-JRA-02-05-DR-A-0095 Rev P01; 1998-JRA-02-05-DR-A-0155 Rev P04; 1998-JRA-02-05-DR-A-0175 Rev P01;

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:

1998-JRA-02-ZZ-DR-A-0000 Rev P02; 1998-JRA-02-ZZ-DR-A-0096 Rev P01; 1998-JRA-02-ZZ-DR-A-0176 Rev P01; 1998-JRA-02-04-DR-A-0054 Rev P04; 1998-JRA-02-04-DR-A-0058 Rev P02; 1998-JRA-02-04-DR-A-0059 Rev P02; 1998-JRA-02-04-DR-A-0094 Rev P01; 1998-JRA-02-04-DR-A-0154 Rev P04; 1998-JRA-02-04-DR-A-0174 Rev P01; 1998-JRA-02-05-DR-A-0055 Rev P04; 1998-JRA-02-05-DR-A-0095 Rev P01; 1998-JRA-02-05-DR-A-0155 Rev P04; 1998-JRA-02-05-DR-A-0175 Rev P01;

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.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- b) Plan, elevation and section drawings of all new secondary glazing, including the existing window, at a scale of 1:10 with typical framing details at 1:1.
- c) Where appropriate, details of the method of upgrading existing doors for fire safety.
- d) Reflected ceiling plan at a scale of 1:50 of fourth floor showing location and size of ceiling rafts and new lighting fitting in relation to existing ceiling features.
- e) Method statement for repair and refurbishment of the existing floor in CEO Room.
- f) Fifth floor attic plan at 1:50 showing route of proposed ductwork.

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 fourth floor on the building, in what the applicant refers to as Block E. This area is characterised by more cellular office space in the Lutyens part of the building. The CEO office remains largely unaltered, although the rest of the spaces are of lesser interest due to the removal of most of their original features.

In this area the general floor plan is maintained with some alterations. The CEO's office is refurbished with the original features being retained. Two openings are made to connect with the adjoining room, but historic floor plans demonstrate that this is a reinstatement of an original feature. Air conditioning is introduced by running ductwork in the attic space above and then dropping it into the room in boxed out panels which are designed to match detailing in the room. Given that this wall has been altered in the past, it is an acceptable alteration.

In the adjoining space a vaulted ceiling has been revealed which will now be exposed. This is the only feature of note in this space. The room will be decorated in speculative designs which are in keeping with the age and character of this space.

The other changes to the floorplan involve removal of either non original fabric, or the walls of lesser interest which does not detract from the cellular nature of this part of the building.

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 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer