

Application ref: 2024/1762/P
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Date: 21 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

BMA House
13 Tavistock Square
London
WC1H 9JP

Proposal:

The provision of servicing and plant and the creation of louvre dormers in block F lightwell. Refurbishment and fit out of blocks F & G at levels 3 & 4, including various internal alterations

Drawing Nos: Cover Letter, dated 22nd April 2024; Heritage Appraisal Addendum April, dated 2024; Design and Access Statement dated April 2024; NOISE CONTROL STRATEGY Dated 31st March 2023; 1998-JRA-02-03-DR-A-0067 Rev P02; 1998-JRA-02-03-DR-A-0163 Rev P05; 1998-JRA-02-03-DR-A-0192 Rev P02; 1998-JRA-02-03-DR-A-0193 Rev P02; 1998-JRA-02-04-DR-A-0164 Rev P05; 1998-JRA-02-04-DR-A-0194 Rev P02; 1998-JRA-02-05-DR-A-0195 Rev P02; 1998-JRA-02-05-DR-A-0165 Rev P05; 1998-JRA-02-05-DR-A-0069 Rev P02; 1998-JRA-02-ZZ-DR-A-0180 Rev P04; 1998-JRA-02-RF-DR-A-0196 Rev P02; 1998-JRA-02-RF-DR-A-0166 Rev P07; 1998-JRA-02-ZZ-DR-A-0198 Rev P02; 1998-JRA-02-ZZ-DR-A-0181 Rev P03

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans

Cover Letter, dated 22nd April 2024; Heritage Appraisal Addendum April, dated 2024; Design and Access Statement dated April 2024; NOISE CONTROL STRATEGY Dated 31st March 2023; 1998-JRA-02-03-DR-A-0067 Rev P02; 1998-JRA-02-03-DR-A-0163 Rev P05; 1998-JRA-02-03-DR-A-0192 Rev P02; 1998-JRA-02-03-DR-A-0193 Rev P02; 1998-JRA-02-04-DR-A-0164 Rev P05; 1998-JRA-02-04-DR-A-0194 Rev P02; 1998-JRA-02-05-DR-A-0195 Rev P02; 1998-JRA-02-05-DR-A-0165 Rev P05; 1998-JRA-02-05-DR-A-0069 Rev P02; 1998-JRA-02-ZZ-DR-A-0180 Rev P04; 1998-JRA-02-RF-DR-A-0196 Rev P02; 1998-JRA-02-RF-DR-A-0166 Rev P07; 1998-JRA-02-ZZ-DR-A-0198 Rev P02; 1998-JRA-02-ZZ-DR-A-0181 Rev P03

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development (excluding the VRF unit in block H, covered in a separate condition) with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The external noise level emitted from the Variable Refrigerant Flow (VRF) unit on block H, shall be lower than the typical existing background noise level by at least 5dBA, at the nearest and/or most affected noise-sensitive premises.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The application site is a Grade II listed building and located within the Bloomsbury Conservation Area. The building's special interest is partly derived from its grand façades which face onto Tavistock Square and a central courtyard.

The proposed development is very similar to application ref 2023/3263/P which was approved earlier this year. The main differences are one additional condenser unit in roof F, a roof service entry on roof F and wider louvre orders along with a linked listed building consent application (app ref: 2024/1798/L) for internal refurbishments and internal alterations.

The proposed louvre dormers would not be visible from within the main courtyard or wider area and therefore have no impact on the setting of the war memorial or the character and appearance of the Conservation Area. They have been carefully designed to resemble the form of existing dormers on the building and therefore they would not look out of place.

Air condensers will be added to an area of flat roof which already contain similar structures. These will be set back from the roof edge and the only impact would be from the far corner of the courtyard; however, it would only be a glimpse of the top part of the units. Similarly an access hatch and roof service entry points have been proposed, however these would not be visible from the street scene and are considered acceptable.

By virtue of the nature and scope of the works, there would be no additional impact on neighbour amenity with regards to daylight/sunlight, outlook, or privacy.

No objection has been raised by the Council's conservation officer, as such the proposals are not considered to be detrimental to the character of the building or that of the wider conservation area. The Bloomsbury CAAC was consulted and raised no objections.

With regard to noise effects, the applicant's submitted noise assessment report indicates that the proposed air conditioning units should be capable of achieving the proposed environmental noise criteria, apart from the VRF unit on block H which would be lower than existing background noise by 5dBA. The

Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the air condenser units are acceptable in environmental health terms. Conditions of consent are proposed which would ensure the plant meets noise and vibration criteria.

Special regard has been attached to the desirability of preserving or enhancing the building or its setting or any features of special architectural or historic interest which it possesses as well as the character and appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy A1, D1 and 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 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.


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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new *submission form* (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer