

Application ref: 2024/1798/L
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SM Planning
80-83 Long Lane
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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:
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: 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 new dormers at a scale of 1:10

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) Reflected ceiling plan at a scale of 1:50 of third and fourth floors showing location and size of roof rafts in relation to existing ceiling features.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To safeguard the historic and architectural significance of the listed building.

Informative(s):

- 1 The proposal is very similar to previously approved listed building consent ref:

2024/0044/L. The main additions are the alterations to louvre sizes, an additional roof top condenser and access hatch. Other internal alterations are to the third and fourth floors of blocks F and G. These floors have previously been altered with most historic walls already being removed. The proposed internal works would involve re-ordering of the space and leave the character unaltered. Secondary glazing is also proposed (or replaced where is already exists), no details have been submitted but the proposal is acceptable in principle. A condition has been included requiring the submission of additional details.

The externally proposed vents would be located in the existing lightwell roof and would not appear out of place and would only be visible from the upper floor windows. The dormer windows would not be visible from within the main courtyard or from the wider conservation area. The proposed air condensers will be added to two areas of flat roof which already contain similar structures. These will be set back from the roof edge and the only likely 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 access hatch and roof service entry points have been proposed, however these would not be visible from the street scene and are considered acceptable.

Overall the proposed works are considered to preserve the significance of the Grade II listed building and its internal features. No objection is raised by the Council's conservation officer, as such the replacement is 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.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 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 policies of the London Plan 2021 and 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.

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 in the upper left quadrant of the page. The signature is fluid and cursive, with the first letter 'D' being particularly large and prominent.

Daniel Pope
Chief Planning Officer