

Application ref: 2024/2604/L
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Date: 23 September 2024

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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

Approval of Details (Listed Building) Granted

Address:

BMA House
13 Tavistock Square
London
WC1H 9JP

Proposal:

Details of conditions 4 (detailed drawings of dormers, secondary glazing and ceilings) of listed building consent 2024/0044/L dated 25/03/2024 for 'Installation of air condenser units on the roof and creation of louvre dormers in Block F lightwell. Refurbishments of third and fourth floor of blocks F and G including various internal alterations'.

Drawing Nos: 1061-1000; 1061-1100; 1061-0501; 1061-0502; 1061-0503; 1061-1200;

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

1 Reasons for approving condition:

The building is grade II listed and its 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.

Condition 4 of the consent required the submission of detailed drawings for the following:

a) Plan, elevation and section drawings of new dormers at a scale of 1:10

The dormers are designed to match the existing on the building, with the exception that instead of windows they have ventilation grilles.

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.

The proposed secondary glazing uses framing which is thinner than, and aligns with, the frames of the outer window. The window reveals in the office spaces are plain with no decorative features or details.

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 submitted ceiling plans show that the roof rafts will be arranged to leave the pattern of the historic ceiling coffering exposed.

The proposed details meet the requirements of the condition and will ensure that the special interest of the listed building is preserved.

The application was advertised by means of a site notice, press notice and Bloomsbury CAAC was notified. Bloomsbury CAAC responded and made no comment.

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 2023.

- 2 You are advised that all conditions relating to listed building consent granted on 25/03/24 (ref: 2024/0044/L) which need details to be submitted, have been approved.

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