

Application ref: 2025/0474/L  
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Date: 12 March 2025

**Development Management**  
Regeneration and Planning  
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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**  
**WC1H 9JP**

Proposal:

Internal alterations comprising strip-out works to all floors in Blocks F and H.

Drawing Nos: 1998-JRA-02-ZZ-DR-A-0000 Rev P02; 1998-JRA-32-BF-DR-A-0549 Rev P02; 1998-JRA-32-GF-DR-A-0600 Rev P03; 1998-JRA-32-M0-DR-A-0551 Rev P05; 1998-JRA-32-01-DR-A-0552 Rev P04; 1998-JRA-32-02-DR-A-0553 Rev P02; 1998-JRA-32-04-DR-A-0555 Rev P02; 1998-JRA-32-05-DR-A-0556 Rev P02;

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-32-BF-DR-A-0549 Rev P02; 1998-JRA-32-GF-DR-A-0600 Rev P03; 1998-JRA-32-M0-DR-A-0551 Rev P05; 1998-JRA-32-01-DR-A-0552 Rev P04; 1998-JRA-32-02-DR-A-0553 Rev P02; 1998-JRA-32-04-DR-A-0555 Rev P02; 1998-JRA-32-05-DR-A-0556 Rev P02;

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 are confined to Block F and H at the southern end of the building, and entail the stripping out of partition walls, suspended ceilings and finishes. All of the partitions and finishes to be removed are modern office features and do not contribute to the special interest of the listed building. Once these elements are removed, the applicant will have a better understanding of what historic fabric and hidden services remain in this part of the building. This information will then be used to develop proposals for an office refurbishment of these spaces which will be submitted as a separate application.

The proposed works will cause no harm to the special interest of the listed building.

As the works are internal only 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 2024.

- 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 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](http://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.

- 5 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).
- 6 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross,

London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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