

Address:	Tavis House 1-6 Tavistock Square London WC1H 9NA		4
Application Number(s):	2026/1708/P	Officer: Laura Dorbeck	
Ward:	Bloomsbury		
Date Received:	28/04/2026		
Proposal:	Alterations at levels 8 and 9 to create useable roof terraces, including removal of existing rooftop enclosures, associated amendments to the stair and lift cores, a new roof pavilion, new plant enclosure and associated works		
Background Papers, Supporting Documents and Drawing Numbers: Existing Drawings: 257-GSA-PL1-00-DR-A-1000-P04, 257-GSA-PL1-XX-DR-A-1300-P04, 257-GSA-PL1-XX-DR-A-1301-P04, 257-GSA-PL1-XX-DR-A-1302-P04, 257-GSA-PL1-XX-DR-A-1210-P03, 257-GSA-PL1-08-DR-A-1108-P04, 257-GSA-PL1-09-DR-A-1109-P04, 257-GSA-PL1-RF-DR-A-1110-P04. Proposed Drawings: 257-GSA-PL1-XX-DR-A-2300-P06, 257-GSA-PL1-XX-DR-A-2301-P06, 257-GSA-PL1-XX-DR-A-2302-P06, 257-GSA-PL1-XX-DR-A-2210-P05, 257-GSA-PL1-08-DR-A-2108-P04, 257-GSA-PL1-09-DR-A-2109-P06, 257-GSA-PL1-RF-DR-A-2110-P05, 257-GSA-PL1-09-DR-A-1619-P02. Documents: Cover letter dated 28 April 2026, Daylight, Sunlight and Overshadowing Report V1 ref. P2583 dated March 2026, Heritage and Townscape Statement: PL1 - Rooftop Amenity Terraces V.3 dated April 2026 (Updated June 2026), Design and Access Statement dated April 2026; Acoustic Report ref. A11689_01_RP002_3.0 dated 12 June 2026, Construction Management Plan proforma and appendices received by LPA on 28/04/2026.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement			
Applicant:	Agent:		
Tempus Realty Holdings 1 (Jersey) Limited c/o agent	Newmark One Fitzroy 6 Mortimer Street London W1T 3JJ		

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
E(g)(i)	Offices	6806	6846	+ 40
Total	All uses	6806	6846	+ 40

EXECUTIVE SUMMARY

- i) The application site is a large building fronting Tavistock Square, located on the junction between Tavistock Place, Tavistock Square and Woburn Place. The site is a ground plus 8 storey building with the top three storeys staggered in height back from the front and side elevations. It is a mid-20th century building, faced in Portland stone at ground and first floors with red brick above. The building is not listed but is located in the Bloomsbury Conservation Area and surrounded by a number of listed buildings including Grade I Mary Ward House to the east and Grade II British Medical Association building to the north.
- ii) The existing office building was previously occupied by Age UK as their headquarters, although it is currently vacant, and the proposals are for improvements to the existing offices comprising roof level alterations to provide new terraces at levels 8 and 9 alongside a new rooftop pavilion incorporating plant rooms following the removal of the existing rooftop plant.
- iii) The existing building makes a positive contribution to the character and appearance of the Bloomsbury Conservation Area. The proposed development is considered to be sympathetic, subordinate and of a high standard of design quality and materiality which would preserve the character and appearance of the building and its contribution to the character of the conservation area. The proposals would also preserve the setting and significance of nearby listed buildings.
- iv) Objections were raised from the neighbouring property Mary Ward House (MWH) Conference Centre and the Bloomsbury CAAC. Concerns raised related to potential harm to the character and appearance of the conservation area and on the setting and significance of the Grade I listed MWH. MWH also raised concerns relating to vibration impacts, construction noise, operational disruption, servicing impacts, cumulative plant impacts, construction mitigation, preservation of setting, safeguarding of MWH and the continued viability of MWH during construction and occupation, loss of privacy and noise disturbance from the new roof terraces, and cumulative impacts arising from concurrent applications for ground floor and façade alterations and a certificate of lawful development application for largely internal works. These matters are addressed in full in the assessment

below, but the visual impacts of the proposals are considered to be minor, such that they would not cause any harm to the character and appearance of the building, the wider Bloomsbury Conservation Area or the setting and significance of nearby listed buildings. The development would not result in harm to neighbouring amenity, nor to the local transport network or infrastructure subject to the recommended conditions and S106 obligations to mitigate these impacts.

- v) As such, it is recommended that planning permission is granted subject to S106 agreement.

OFFICER REPORT

Reason for Referral to Committee:

The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members (Clause 3(vii)). The panel considered it should be heard by committee so that they could consider the heritage, townscape and amenity impacts arising from the proposed roof extension and roof terraces.

1. SITE AND BACKGROUND

Designations

1.1 The following are the most relevant designations or constraints:

Designation	Details
Conservation Area	Bloomsbury
Strategic View	View from Primrose Hill to St Pauls
PTAL (Public transport accessibility)	6b (highest)
Underground development constraints and considerations	- Subterranean groundwater flow - Slope stability
Central London Area	
Central Activities Zone	
Knowledge Quarter Innovation District	

Table 1 - Site designations and constraints

Description

1.2 The application site is located on the eastern side of Tavistock Square Gardens, on the north side of the junction between Tavistock Place, Tavistock Square and Woburn Place. The site comprises a ground plus 8 storey building with setback plant room at roof level and covers an area of approximately 0.07 hectares (729sqm). The building is L-shaped with a rear service route/car park accessed from Tavistock Place. The building was built in the 1940s for The Ministry of Labour and National Service, and most recently the site was used for Age UK Camden, although it is now vacant.



Figure 1 – The existing site

- 1.3 The application site is not listed but is located within the Bloomsbury Conservation Area and is recognised as making a positive contribution to the character of the area. To the east of the site, Mary Ward House (formerly known as the National Institute for Social Work and Training, now a conference centre) is Grade I listed together with the attached railings. To the north, separated from the application site by the T-shaped neighbouring building Lynton House (7-12 Tavistock Square), sits the British Medical Association House which is Grade II listed.
- 1.4 The application site is constructed of red brick with stucco ground and first floor, in keeping with the materiality of the neighbouring Lynton House and British Medical Association. The application building and its neighbour are representative examples of mid-20th century commercial and residential architecture, and by virtue of their scale, facing materials and design, sit comfortably in their context.
- 1.5 In terms of land use, the lawful use of the site is office use (Class E) and the building is located in a mixed-use area, characterised by a mix of commercial, residential, hotel and office uses.
- 1.6 The site has an excellent Public Transport Accessibility Level (PTAL) of 6b which is the highest rating on the scale. The nearest Underground Stations are Russell Square which is located 430m to the south east of the site and

Euston Station which is 550m to the north west of the site. The nearest bus stop is 14m from the site within Tavistock Square and the bus routes are 59, 68, 91 and 168. The nearest Railway stations are Euston Station and Kings Cross Station.



Figure 2: Street view of front elevation

2. THE PROPOSAL AND BACKGROUND

- 2.1 Planning permission was previously granted on 1 December 2023 subject to a Section 106 legal agreement for the refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking together with new hard and soft landscaping and other ancillary works (reference 2021/6105/P). Although that consent is still extant, the applicant has confirmed that they do not intend to build out the approved development.
- 2.2 A subsequent minor material amendment was approved on 19 February 2025 which sought to amend the proposed design and provide laboratory-enabled space at the site (Ref: 2024/1267/P); however, this decision was quashed following a Judicial Review claim issued by Mary Ward House, who raised three grounds of challenge:

- (i) The section 73 planning application and subsequent permission were unlawful as they were inconsistent with the operative part of the original planning permission;
- (ii) The Council had no evidence upon which it could reasonably be concluded that the construction noise and vibration impacts on Mary Ward House would be acceptable;
- (iii) Historic England's advice was materially misreported in the Members Briefing report and the Council's reasoning disclosed an error of fact, as the report said at paragraph 4.17 that Historic England 'state that appropriate safeguards through conditions and obligations will ensure this important heritage asset, including its ongoing use, is preserved and sustained through the duration of the construction period' when their advice was 'Safeguards through conditions and obligations should therefore be put in place to ensure Mary Ward House is preserved and sustained through the duration of the construction period and future occupation'. Historic England did not advise that they were aware of safeguards which would achieve that objective.

2.3 In response, the Council conceded ground (i) of the challenge, on the basis that the section 73 permission was inconsistent with the description of development on the original planning permission which had included the drawing numbers and so was contrary to the law as set out in the recent cases *Finney* and *Fiske* (a Section 73 can amend a condition including an approved plans condition to modify a scheme, but cannot amend or conflict with the actual description of development); however, it was not accepted that there were arguable grounds for Grounds (ii) or (iii). In summary, in response to ground (ii), the Council considered that construction impacts could be dealt with via a Construction Management Plan. It was also recommended that a Construction Working Group (CWG) would be appropriate, with both proposed to be secured by Section 106 Legal Agreement. As to Ground (iii), it was clarified that Historic England did not object to the application, instead advising a collaborative approach to mitigation and offering to be a party to that. Nor did they suggest that impacts to the adjacent listed building, whether from construction (temporary impacts) or following completion of development, justified refusal of the planning permission.

2.4 Planning permission is now sought for a reduced scope of works to improve the quality of the existing office space. The proposals involve alterations at levels 8 and 9 to provide two new roof terraces at these levels. At level 9, the existing rooftop enclosures and plant room would be removed, and a new rooftop pavilion would be erected which would incorporate new/replacement plant. The stair and lift cores would be extended to roof level to provide access to a new roof terrace. The pavilion is proposed to be clad in lightweight powder-coated aluminium with two textures – angled flat panels

with welded fins at high level, and castellated panels at lower levels. Doors and windows would be finished in a matching colour.

- 2.5 The proposals at level 9 include the addition of new seating, planting, catering facilities and upgraded balustrading to create an accessible roof terrace for occupants of the building. A central open area accommodates an outdoor kitchen beneath a rooftop pavilion. Raised planters, small trees, climbing plants and seating would be incorporated.
- 2.6 At level 8, a small terrace area is proposed above the existing side wing, comprising seating, decking, raised metal planters and small trees. The proposals would result in a small uplift of 40sqm.

3. RELEVANT HISTORY

The site

- 3.1 **2026/1709/P** - Alterations to the west facade of the building including: the addition of window openings at basement level and associated modifications to the lightwells; replacement of the main entrance doors and associated entrance improvements; new door openings at street level with bridge walkways. Replacement of existing door on Tavistock Place and associated entrance improvements, and replacement service yard gate. Alterations to the east facade including new plant enclosures within the east facade lightwell, upgraded rear entrance, replacement railings at ground floor, addition of refuse and cycle stores within the service yard, removal of maintenance bridges from levels 2-8 and installation of replacement glazing to the affected windows. **Granted 13/07/2026.**
- 3.2 **2026/1640/P** – Certificate of lawful development to confirm that works do not constitute development. Works comprise internal alterations related to fire safety improvements, thermal and waterproofing insulation improvements, internal layout and core changes, installation of new internal plant and MEP, new end of trip facilities and use of part of the ground floor as a café (Class E(b)). External alterations involve repair and replacement of windows, cleaning and refurbishment of facades and rainwater goods, installation of obscured glazing and resurfacing of rear yard (summary). **Certificate granted 01/07/2026.**
- 3.3 **2024/1267/P** – Minor Material Amendment through the variation of conditions 2 (drawing numbers), 9 (cycle parking), 13 (sustainable drainage) and 15 (green wall) to planning permission 2021/6105/P dated 01/12/2023 (for refurbishment and extension of existing building) to provide amendments to external rear facades, rooftop plant and other associated works. **Application withdrawn 11/03/2026 after previous approval of this application was judicially reviewed and quashed.**

- 3.4 **2021/6105/P** – Refurbishment and extension of the existing building to provide new entrances, a new roof top pavilion, roof top plant equipment and enclosures, rear extension and cycle parking associated with Class E use together with new hard and soft landscaping and other ancillary works. **Granted subject to S106 legal agreement 01/12/2023 (not implemented, and the applicant has confirmed they don't intend to do so).**

The area

Lynton House, 7-12 Tavistock Square

- 3.5 **2018/4740/P** - Creation of rear roof terrace at 10th floor level for use ancillary to existing Class B1(a) office use, including bar area and canopy over, decking, balustrades, planters, lift enclosure extension and store room; extensions with covered walkway within existing ground floor rear car-parking area to provide commuter amenity facilities and replacement smoking shelter, including secured cycle parking space within reconfigured cycle and car parking area. **Granted subject to S106 legal agreement 02/08/2019.**
- 3.6 **2014/4405/P** - Change of use of part of the ground floor from office space (Class B1) to restaurant/cafe (Class A3) and the installation of new entrance doors and a ramp to the front elevation and the installation of a service door, grill platform, 4 external condenser units and extract fans to the rear elevation. **Granted 13/10/2014.**
- 3.7 **2007/3620/P** - Installation of disabled access ramps and associated elevational alterations to front and rear entrances and creation of new plant room at rear basement level. **Granted 12/10/2007.**
- 3.8 **2007/3527/P** - The installation of replacement windows as part of the refurbishment of the existing office building. **Granted 07/09/2007.**

4. CONSULTATION

Statutory consultees

Historic England

- 4.1 Historic England were consulted due to their involvement in the previous application (ref. 2024/1267/P), and they responded to confirm they would not be commenting on the proposals and advised officers to seek the views of their own specialist conservation advisors.

Local groups

Bloomsbury CAAC

- 4.2 Objection covering the following issue(s):

- The roof terrace alterations are harmful to the character of the building, the conservation area and the setting of Mary Ward House.
- The alterations to the east (rear) are of particular concern. This is a publicly visible area, and the rear facade is already exceptionally tall in contrast to Mary Ward House and creates an unpleasant 'canyon effect' in this area. However, at least the current building is of uniform, authentic design and has a clear 'parapet' level. The current rooftop 'pavilion' is set back from this facade. The extended pavilion seeks to raise this elevation like-for-like in appearance, but with no fenestration, detailing, etc except for 'blind windows', to an extra height of 4-5m. This creates an exceptionally unpleasant and poorly thought-out design. As a publicly visible façade in the setting of a listed building, this should not be permitted.
- We also take issue with the general design approach of the rooftop pavilion extension, which will be visible in long views. Due to the exceptionally tall parapet, concealing plant behind, it reads as a top-heavy, poorly designed addition which also does not integrate well with the current building. It reads as a standalone and poorly designed structure simply 'plonked' atop the current building. A more lightweight, lower structure would likely be more successful.

Officer response:

- *The proposed rooftop pavilion is considered to preserve the character and appearance of the host building, the wider conservation area and the setting of MWH. It would be clearly differentiated as a modern addition, whilst remaining complementary and subservient to the host building. A Townscape Impact Assessment demonstrates that it would only be the upper level of the pavilion with its simple folded metal detailing that would be visible in important surrounding views which would read as a well-detailed 'crown' to the building. Full details of the proposed cladding would be secured by condition to ensure it was complementary to the host building. The use of matching materials to the rear would ensure there was limited visual impact on the setting of Mary Ward House compared to the existing situation, and consequently no harm to its setting or significance. The Council's Conservation Officer has reviewed the proposals and confirmed there would be limited impact on the setting of MWH or the character and appearance of the Bloomsbury Conservation Area. Please refer to section 3 (Design and Heritage) for full assessment.*

Adjoining occupiers

- 4.3 A site notice was displayed between 06/05/2026 and 30/05/2026 and a press advert was placed on 07/05/2026 (expiring 31/05/2026).
- 4.4 Two letters of objection were received from the neighbouring Mary Ward House (MWH) Conference Centre and from Goodenough Ring Solicitors on

behalf of MWH. Both submitted a combined objection to the current application alongside concurrent applications for a Certificate of Lawful Use or Development (CLOPUD) (ref. 2026/1640/P approved on 01/07/2026) and full application ref. 2026/1708/P for façade alterations and changes to the ground and basement floors (approved on 13/07/2026).

4.5 The objections from Mary Ward House Conference Centre that are directly relevant to the current application are summarised as follows:

1. Impact on Grade I MWH – Historic England previously made representations on quashed application 2024/1267/P and stated that safeguards should be implemented through conditions and obligations to ensure MWH is preserved and sustained during construction and future occupation. They also emphasised the need to consider how the existing use is conserving the building and how this can be safeguarded and supported. These concerns remain directly applicable to the present development. The applications do not address vibration impacts, construction noise, operational disruption, servicing impacts, cumulative plant impacts, construction mitigation, preservation of setting, safeguarding of MWH and the continued viability of MWH during construction and occupation.
2. MWH further notes the apparent absence of a sufficiently detailed Heritage Impact Assessment addressing those matters, contrary to the requirements and objectives of paragraph 207 NPPF.
3. Because the applications have been split, it is not possible to assess the cumulative impact (both from construction and future operation on MWH and other neighbours and sensitive receptors).
4. The applications fail to address impacts on important mature plane trees and Biodiversity at MWH.
5. The Construction Management Plan (CMP) submitted with 2026/1708/P appears incomplete, misleading and inconsistent. The CMP acknowledges that construction impacts arise cumulatively which contradicts the attempt to isolate the proposals. The CMP doesn't adequately consider the overall scale of development or potential impacts.
6. The MWH objection was accompanied by an independent review by Sharps Acoustics LLP which notes that no assessment has been undertaken of vibration arising from rooftop demolition activities, falling debris, loading and unloading operations, or construction traffic movements within the service road separating Tavis House from Mary Ward House. It cannot be concluded that there will be no impact from vibration impacts on Mary Ward House.
7. Roof terraces – would result in overlooking, external congregation, noise and loss of privacy affecting MWH. The Sharps Acoustic report notes that the submitted acoustic report does not consider noise from operational activities associated with the completed development including servicing, deliveries and use of the roof terrace.

8. Change of use concerns – MWH doesn't accept that the building benefits from unrestricted class E use. The planning history appears to relate consistently to former B1(a) office use. The abolition of former use classes does not automatically expand to unrestricted class E rights.

Officer response:

1. *Historic England were consulted on the current application (and application 2026/1709/P) and chose not to submit comments, instead recommending the Council seeks the views of their own conservation advisors in their assessment. Impacts on the setting and significance of MWH are discussed in full in section 7 (Design and Heritage). Section 8 (Amenity) addresses impacts from noise and vibration and Section 9 (Transport) addresses construction impacts. It is recommended that a construction management plan is secured by S106 legal agreement which would include the requirement for the proposals to ensure the protection and preservation of neighbouring listed buildings during the construction phase. The proposals retain the longstanding office use at the site with a very minor uplift in floorspace, and as such there would be very limited operational impacts on MWH once the building is in use compared to the existing situation.*
2. *The applicant's submission originally included a heritage impact assessment; however, a more detailed heritage impact assessment has subsequently been provided prior to determination which is considered sufficient.*
3. *Officers have had regard to application reference 2026/1709/P and Lawful Development Certificate reference 2026/1640/P as to the potential cumulative impact of the three applications as part of the assessment of the current application. All three applications involve refurbishment and improvement of the existing office floorspace and there is only a minor uplift in floorspace of 40sqm proposed by the current application. As such, there is not considered to be a material intensification of the office use at the site and therefore limited impact on the continued operation of MWH and other neighbouring properties once the site is in occupation. Full amenity impacts are considered in section 8 below.*
4. *There are no works proposed to nearby trees as part of the application and there is no impact on biodiversity at the site or surroundings given the existing lack of greenery at the site; however, the proposals do include new planting at 8th and 9th floors which would improve the site's biodiversity. As the site is located within a conservation area, 6 weeks' written notice would need to be given to the LPA for any works to a tree with a diameter greater than 75mm. Details of tree protection measures demonstrating how trees shall be protected during construction shall also be secured by condition.*
5. *A draft CMP has been submitted with the application for review by Transport Officers; however, a full CMP would be secured by S106 legal agreement for submission and approval prior to the commencement of*

works. All CMPs are required to consider the cumulative impacts of development, of not only works proposed by the application, but also approved and proposed development in the nearby area. As such, the draft CMP has considered the cumulative impact (the 'worst case' scenario) of the rooftop proposals alongside the works proposed by applications 2026/1709/P and 2026/1640/P (even though those applications themselves do not trigger the requirement for a CMP), as well as nearby development in the surrounding area.

6. An updated acoustic assessment was submitted which did include a cumulative assessment of construction noise and vibration arising from the current proposals alongside the applications for façade alterations and internal works (2026/1640/P and 2026/1709/P), although it is noted that this is generally not a planning matter, instead being subject to control under the Control of Pollution Act 1974. Nevertheless, the report noted that potential sources of vibration included piling rigs and/or demolition work involving large percussive breaking equipment. It was confirmed that the site will be registered with the Considerate Constructors Scheme and comply with the Code of Considerate Practice throughout the construction period to minimise any impacts on surrounding receptors as far as reasonably practicable. A CMP would also be secured by S106 legal agreement which must provide details of the management of construction traffic movements in order to minimise disturbance on neighbours and local transport infrastructure. The CMP would also include a requirement for the proposals to ensure the protection and preservation of the neighbouring listed building during the construction phase.
7. Acoustic assessments are generally not expected to cover noise impacts from people congregating, instead it is for officers to make an assessment of the likely impacts of this on neighbouring premises in terms of noise and disturbance. The applicant has confirmed that no amplified noise would be played on the terraces and the terraces would only be accessible between 8am to 9pm, which is in keeping with the conditioned hours for the terrace at Lynton House and would be secured by condition. Overall, potential impacts from the use of the terraces are considered acceptable. Please see section 4 for full assessment. Deliveries and servicing shall continue in line with the existing arrangements and as such are not considered to be materially different in terms of their impact on neighbouring amenity.
8. Planning permissions from 1939 for the erection of the building (ref. 141703/09/01/39 and 186435) refer to the use of the building entirely for office purposes and subsequent planning history suggests the building has remained in office use since (former Class B1(a)). A review of the planning history shows that this use was not restricted or controlled by conditions. Therefore, when the Use Classes Order was amended, the former Class B1(a) office use was subsumed into the new Class E (Commercial, Business and Service). As the building was lawfully in office

use immediately before that date, it automatically became a Class E use without the need for a planning application.

4.6 The objection from Mary Ward House was accompanied by an independent review by Sharps Acoustics of the submitted noise assessments and Construction Management Plan (submitted with the current application) which raised the following points:

1. The two acoustic reports submitted with applications 2026/1708/P and 2026/1709/P mainly consider noise from mechanical services plant associated with the development and ignores operational delivery impact and/or other uses of the finished scheme which is an important omission.
2. It is unclear whether the combined noise level impact from all proposed plant has been considered as there are two separate reports. As both reports deal separately with two main areas of plant, there is a risk that their combined noise levels would be higher.
3. Although MWH is commercial, it is considered that impacts from noise and vibration should still be considered given the historical and contextual relevance as a sensitive receptor.
4. It cannot be said that there would be no adverse impacts from the proposed Brokk Muncher, nor whether there would be large chunks of rooftop concrete falling which could cause vibrations. There could also be vibrations due to materials being loaded/unloaded.
5. The same limits on construction noise at the nearest residential receivers should apply to MWH.

Officer response:

1. *The proposed development comprises the refurbishment and reuse of the building for continued office use. There is a small uplift of 40sqm proposed by the current application, and the delivery and servicing arrangements would continue as existing. As such, there is not considered to be a material increase in deliveries and servicing arising from the finished scheme compared to the previous office use. The site benefits from an existing rear service yard which would accommodate all delivery and servicing trips.*
2. *An additional acoustic assessment was subsequently submitted which considers the cumulative noise and vibration impact of the proposals. The updated report has been reviewed by the Council's Environmental Health Officer who has confirmed the plant should be capable of being operated in accordance with Camden's noise requirements, and compliance with these standards shall be secured by condition. Please see section 8 for full assessment.*
3. *Please see sections 7 (Design and Heritage) and 8 (Amenity) for full assessment of impacts on MWH.*
4. *It has been confirmed that the site will be registered with the Considerate Constructors Scheme and comply with the Code of Considerate Practice throughout the construction period to minimise any impacts on*

surrounding receptors, including MWH as far as reasonably practicable. A construction management plan shall also be secured by S106 legal agreement which is expected to demonstrate how construction impacts will be minimised.

5. *As above.*

4.7 The objection from Goodenough Ring Solicitors (on behalf of MWH) is summarised as follows:

1. The separate applications prevent adequate consideration of the cumulative impacts. Potential impacts include visual harm to the conservation area and listed buildings in the vicinity, acoustic impacts and impacts on neighbours as a result of the construction process.
2. Clarification is also required regarding the separate acoustic reports for the two planning applications and what the cumulative impact of the development is likely to be, particularly during the construction phase.
3. Separate applications also prevent a proper assessment of the applicability of the Community Infrastructure Levy (CIL). It is not clear whether CIL would apply to the development taken together as a whole, as opposed to in three separate applications.

Officer response:

1. *Whilst this application has been considered on its own merits, Officers have had regard to the overall cumulative impacts of this application alongside application ref. 2026/1709/P and CLOPUD 2026/1640/P and overall, the proposals are considered acceptable in terms of design and heritage impacts, amenity impacts and transport impacts. See assessment below for officer's detailed assessment.*
2. *The Council's Environmental Health Officer has reviewed the originally submitted acoustic reports along with the updated acoustic reports which consider the cumulative impacts of all proposed plant and confirms the proposed plant would likely comply with the Council's noise and vibration requirements subject to the suggested conditions. Please see Amenity section (section 8) for full assessment.*
3. *None of the applications, either separately or cumulatively would trigger the requirement for a Community Infrastructure Levy to be payable as the total increase in floor area is not over 100sqm.*

4.8 Following the submission of an updated heritage assessment and acoustic report by the applicant, MWH submitted an additional supplementary objection. The objections relevant to the current application are summarised as follows; however, they are not considered to introduce any new considerations that have not already been addressed in the consultation responses above, or in the detailed officer assessment.

1. The updated documents still do not address the need to safeguard MWH during both construction and future occupation. The heritage statement

is confined to visual and townscape considerations and does not provide a meaningful assessment of the wider impacts on the GI listed building or its continued operation in terms of demolition impacts, vibration, structural sensitivity, plant installation, construction impacts, noise and overlooking, servicing, and operational impacts.

2. The documents assess all three applications on a cumulative basis, acknowledging that the three applications form part of a wider redevelopment. As such, they must be assessed cumulatively.
3. Disagree that Tavis House is incidental in the setting of MWH, therefore the contribution made by its setting has been understated.
4. There is no cumulative noise or vibration assessment for the proposed waste compactor and refuse collections.
5. EHO obs don't consider noise from the terrace, servicing and delivery, refuse collection, waste collection operations, disturbance from café.

Officer response to point (5):

1. *The Environmental Health Officer has reviewed the submitted Acoustic Report and confirmed that the proposed plant installation should be capable of achieving Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors and is therefore acceptable in environmental health terms. Impacts on neighbouring amenity and the significance of MWH arising from the use of the proposed terrace and the operation of the site are considered in the officer report below (sections 7 Design and heritage and 8 Amenity).*

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

[Draft National Planning Policy Framework \(2025\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

London Plan 2021 (LP)

[GG2 Making the best use of land](#)

[GG5 Growing a good economy](#)

[Policy D4 Delivering good design](#)

[Policy D5 Inclusive design](#)

[Policy D14 Noise](#)

[Policy E1 Offices](#)

[Policy E2 Providing suitable business space](#)

[Policy T4 Assessing and mitigating transport impacts](#)

[Policy T5 Cycling](#)

[Policy T6 Car parking](#)

[Policy T7 Deliveries, servicing and construction](#)

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC5 Waste](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy T4 Sustainable movement of goods and materials](#)

[Policy DM1 Delivery and monitoring](#)

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Amenity - January 2021](#)

[Design - January 2021](#)

[Developer Contribution - March 2019](#)

[Transport - January 2021](#)

Other guidance:

[Bloomsbury Conservation Area Statement](#) (2011)

Proposed Submission Draft Camden Local Plan (DCLP)

- 5.1 The [Proposed Submission Draft Camden Local Plan](#) was submitted to the Secretary of State for Housing, Communities and Local Government on the 3 October 2025 for independent examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The Plan will now be examined by a Planning Inspector. The examination of the draft Local Plan is currently ongoing and hearings were held from 19 May 2026 to 11 June 2026.
- 5.2 Previously, the Council published the draft new Camden Local Plan for consultation in January 2024 and published an updated Proposed Submission Draft Camden Local Plan for consultation from 1 May to 27 June 2025.
- 5.3 The Proposed Submission Draft Local Plan (DCLP) is a significant material consideration in the determination of planning applications but has limited

weight at this stage. The weight that can be given to an emerging plan increases as it progresses towards adoption. In line with paragraph 49 of the National Planning Policy Framework (NPPF), the degree of weight to be given is a matter for the decision-maker, having regard to the stage of preparation, the extent of unresolved objections, and the consistency of the draft policies with the NPPF.

Draft London Plan 2025

- 5.4 The draft London Plan was published on 16th July 2026 for consultation. It's weight at this time ahead of any responses to consultation will be extremely limited. None of its draft policies are considered relevant to the current application to the extent that they would affect the officer recommendation.

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Design and Heritage
8	Impact on Neighbouring Amenity
9	Transport Considerations
10	Sustainability
11	Biodiversity Net Gain
12	Planning Obligations / CIL

7. DESIGN AND HERITAGE

Legislative background

The Planning (Listed Building and Conservation Area) Act 1990

- 7.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (the 'Listed Buildings Act') requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 7.2 Section 66 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of Listed Buildings and their settings and the character and appearance of conservation areas.

Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 16).

- 7.4 The duties imposed by the Listed Buildings Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework 2019 (NPPF)

- 7.5 The NPPF requires its own exercise to be undertaken as set out in chapter 16 - Conserving and enhancing the historic environment. Paragraph 208 requires local planning authorities to identify and assess the particular significance of any heritage assets that may be affected by a proposal. Paragraphs 212-215 require consideration as to the impact of a proposed development on the significance of a designated heritage asset, including an assessment and identification of any harm/the degree of harm. Paragraph 202 states:

'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy review

- 7.6 London Plan policy D4, Local Plan policy D1 and CPG (Design) seek to secure high quality design. Local Plan Policy D1 seeks to secure high quality design in all development by requiring development to respond to local character and context, be highly sustainable in design and construction, integrate well to the surrounding streets and townscape, comprise high quality architecture, and be accessible for all. Local Plan Policy D2 requires development to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

Site description

- 7.7 The application site is a large building fronting onto Tavistock Square, located on the junction between Tavistock Place, Tavistock Square and Woburn Place. The site comprises a ground plus 8 storey building with the top three storeys staggered behind the front and side elevations. The building is L-shaped with a rear service route/car park accessed from Tavistock Place.

- 7.8 It is a mid-20th century building, faced in Portland stone at ground and first floors with red brick above, whilst the rear is constructed of yellow stock brick. The main entrance, located on the Tavistock Square elevation, is accented by a simple surround and cantilevered entrance canopy, with further articulation provided by an ironwork balcony and simple console brackets above at first floor level. Windows across the building are simple and have no decorative surrounds. The rear elevation is more utilitarian in character and lower in quality compared to the frontage.
- 7.9 The building is identified as making a positive contribution to the character and appearance of the Bloomsbury Conservation Area. The positive contribution that it provides derives from its architectural character and complementary materials, height, and massing which ensure it sits comfortably against its neighbours on the east side of Tavistock Square. The building has both architectural interest in its own right, as well as group value with the neighbouring Lynton House and 19-29 Woburn Place. The facades presented onto Tavistock Square, along with the BMA House, offer a degree of uniformity and architectural interest that contribute to the character and appearance of Tavistock Square.

Significance of the Heritage Assets

- 7.10 The following section appraises the significance of nearby heritage assets as far as is relevant to the context of the application, before considering how the significance of these assets would be impacted by the proposals.
- 7.11 The application site is located within Sub Area 6 of the Bloomsbury Conservation Area (Bloomsbury Square/Russell Square/Tavistock Square). It is not a listed building but is identified as making a positive contribution to the character of the area within the Conservation Area Statement. The nearest listed buildings are the Grade 1 Mary Ward House to the east, nos. 2-14 Tavistock Place to the south-east, nos. 4-16 Burton Street to the north-east and the British Medical Housing Association House to the north. Given the distance between the application site and 4-16 Burton Street, the proposals are not considered to impact the setting or significance of these listed buildings. As such, they are not considered in detail below.

Bloomsbury Conservation Area

- 7.12 The Bloomsbury Conservation Area was designated in 1968. It is a large Conservation Area, extending from Euston Road in the north to High Holborn/ Lincoln's Inn Fields/ Carey Street in the south, and from Tottenham Court Road in the west to Grays Inn Road/ King's Cross Road in the east. The application Site is located within Sub Area 6: Bloomsbury Square/Russell Square/Tavistock Square.
- 7.13 The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted on 18th April 2011 and notes that "Bloomsbury is widely

considered to be an internationally significant example of town planning.” The statement goes on to describe the character of the area:

“The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury’s size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area’s underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area. Some patterns of use have changed over time, for example, offices and hotels came to occupy former family dwelling houses as families moved out of central London to the suburbs during the later 19th and 20th centuries.” (para 1.2).

- 7.14 It is this consistency in street pattern, spatial character and predominant building forms which is considered to contribute to the area’s architectural and historic significance.
- 7.15 When discussing Sub Area 6, it is noted that this sub area is largely made up of three- and four-storey late 18th and 19th century terraces surrounding a sequence of linked formal spaces, namely Bloomsbury Square, Russell Square and Tavistock Square. In the Tavistock Square area, there is a greater number of large-scale 20th century buildings which have mostly replaced earlier four-storey terraces and are generally between five and eight storeys in height. There is some consistency in the use of materials: red brick with stone dressings predominates, reflecting the façade of the British Medical Association (BMA) building. The BMA building is described as the most notable building overlooking the eastern side of the square, and it is an important feature in the street.
- 7.16 Lynton House and Tavis House are described as substantial mid-20th century blocks built in red brick with a stone base and central entrance. Both have seven main storeys on the frontage and a consistent parapet level. They are representative examples of mid-20th century commercial and residential architecture and by virtue of their scale, facing materials and design, sit comfortably in their context. It is this group value and architectural uniformity fronting onto Tavistock Square that makes a positive contribution to the character and appearance of the Bloomsbury Conservation Area. The rear of the application site is more utilitarian in character and lacking the quality of the front and side elevations. As such, it is not considered to contribute positively to the character and appearance of the conservation area, unlike the other principal elevations.

Neighbouring listed buildings

British Medical Association Building

- 7.17 The British Medical Association (BMA) is the most notable building overlooking the eastern side of the square. This fine red brick, grade II listed building with a stone banded base, entrance feature and dressings is an important feature in the street and terminates the view looking east from Endsleigh Place and from the north side of Gordon Square. This five-storey building has a symmetrical composition with a central arched entrance, with two set-backs to the lower three storeys which help to relieve the mass of the building in views along the street. It was constructed in stages, with the first two phases built during the years 1913-25 to the designs of the eminent architect Sir Edwin Lutyens for the Theosophical Society. Later the Tavistock Square frontage was extended by Cyril Wontner Smith (1929), and to the rear by Douglas Wood between 1938 and 1950. The front entrance leads through to a peaceful, private courtyard.
- 7.18 The building's special interest is considered to derive from its architectural and historic importance, being a fine, albeit incomplete, example of Lutyens' earlier work in the neo-classical idiom. The later additions by Wontner-Smith and Wood, which form the majority of the building, are dignified and well-detailed; the whole ensemble representing a distinguished and coherent complex of multi-phase buildings. Its historic interest derives from its use as the headquarters of the BMA since 1925.
- 7.19 The application site is visible within its setting, sitting comfortably against the BMA and Lynton House with complementary materials, massing and detailing. Their group value makes a positive contribution to the character of Tavistock Square and the Conservation Area, and the setting of the BMA contributes to its significance.

Mary Ward House (MWH)

- 7.20 The former Mary Ward Settlement building is Grade I listed. It was originally built as an institute in the late 1890s in an advanced Arts and Crafts manner by Alan Dunbar Smith and Cecil Brewer. It is now in use as a conference centre. The building consists of three storeys with basements and attics, and a roughly symmetrical façade of red brick and rough render, with overhanging eaves, small paned timber casement windows, and an off-centre entrance porch with a square overhanging roof.
- 7.21 Mary Ward House is the only Arts and Crafts building in the Bloomsbury Conservation Area, and whilst it is highly significant architecturally, it is also of high historical significance. The building serves as a monument to the birth of both the Arts and Crafts movement and the adult working class education movement in Bloomsbury. Given the overall quality of the townscape around MWH, including the southern elevation of Tavis House (and its side return),

the setting of MWH is considered to make a modest contribution to its significance. In contrast, the yellow stock brick rear façade of Tavis House is utilitarian in nature and lacking in quality compared to the front and side elevations and as such, is not considered to contribute positively to the setting of MWH.

2-14 Tavistock Place (and attached railings)

- 7.22 This Grade II listed terrace of seven houses sits opposite the application site on the south side of Tavistock Place. They are four storeys in height with basements, constructed circa 1801-6 and designed and built by James Burton, but rebuilt with facsimile facade in 1975. The terrace is constructed of multi-coloured stock brick with 1st and 2nd floor concrete sill bands. The terrace's architectural character, being a typical example of an early 19th century terrace is considered to contribute to its special interest and significance. The application site is visible within the setting of the terrace but has more of an incidental role within its setting. Whilst there is a visual connection due to their proximity, the value of the interrelationship is limited due to difference in typology, form, style, age, massing and scale. The overall quality of the townscape around the listed terrace ensures the setting of the building makes a modest contribution to its significance.

Assessment

- 7.23 The proposals involve alterations at levels 8 and 9 to provide a new single storey rooftop pavilion and two new terraces for the use of the building's occupants. The existing 9th floor rooftop is a large linear space which incorporates plant enclosures and is bounded by a low-level brick parapet with a 1.1m metal balustrade. The new pavilion would be set back from the front (west) and side elevations but would continue the rear (east) building line upwards. The pavilion would measure a maximum height of approximately 4.95m from the existing roof level, 32.1m long, and 6.3m wide. The pavilion would incorporate stair and lift overruns to provide access to the 9th floor, alongside an external kitchen and seating area. The pavilion would be topped with a folded metal crown which would incorporate new and replacement plant and the lift overruns which would help to ensure the plant was incorporated in a well-designed and coherent way rather than in ad-hoc and cluttered structures.



Figure 3: View of proposed roof extension from Tavistick Place

- 7.24 At 8th floor level, the roof of the lower side return of the building is currently accessible via the 8th floor windows for maintenance purposes only. It is bounded by a low-level brick parapet with a 1.1m metal balustrade. The proposals include the creation of a small terrace area with new seating and planting.
- 7.25 Planning permission was previously granted (ref:2021/6105/P) for the creation of new amenity terraces at 8th and 9th floor level together with a 9th floor rooftop pavilion (amongst wider works including the erection of a full infill rear extension and restructuring of the existing core and basement). The previous proposal included a brick-clad pavilion with art-deco detailing in keeping with the architectural design of the existing building; however, it is noted that the previous development provided additional structural capacity to accommodate increased roof loadings and a less constrained rooftop plan. In contrast, as the current proposals seek to refurbish and improve the existing building with significantly less structural intervention, any additions at roof level must be lightweight and able to be accommodated by the existing structure. Consequently, the proposals have moved away from a masonry-clad pavilion to a lightweight metal cladding to the front and side elevations; however, matching brickwork is able to be incorporated to the rear elevation in order to maintain a uniform rear elevation within the setting of Mary Ward House.



Figure 4: View of proposal behind Mary Ward House (previous approval shown dashed blue)

- 7.26 The principle of the erection of a new rooftop pavilion remains acceptable at the site, and although it is disappointing that the new roof pavilion is not finished in matching materials to the existing building, it is recognised that this would not be possible due to the existing structural loading capacities. In light of this, officers are in agreement that a juxtaposed but complementary design and materials are appropriate. The size and positioning of the pavilion is considered to be proportionate and subordinate to the existing building and although it would be visible in some longer views, it is considered to be complementary to the existing building. The structure would sit centrally on the roof, maintaining the existing symmetry of the front façade. It would largely be the folded metal screening of the plant area that would be visible in these views which would present as a simple crown to the building, adding character to the roofscape and complementing the existing building form. The visualisations show a dusky pink colour to be used; however, full details including samples and manufacturers details would be secured by condition to ensure the final colour choice was sympathetic to the existing building.
- 7.27 To the rear, the extension would be finished in matching materials, extending up the existing rear elevation by a single storey in matching stock brick. The design and massing remain simple and uniform, to maintain a similar backdrop to MWH as existing. The Council's Conservation Officer considers that given the existing height of Tavis House relative to the adjacent MWH, the creation of an additional storey of matching design and materiality would limit the impact on the setting of Mary Ward House and on the character and appearance of the conservation area. Similarly, given the small scale of the

works to provide a new terrace at 8th floor, there would be limited visual impact.

- 7.28 The Townscape Impact Assessment includes a number of visualisations of the proposals within nearby views, to fully assess the visual effect of the proposed development on the conservation area, local townscape, and the settings of nearby listed buildings. The viewpoints include views looking east across Tavistock Square and from Tavistock Place, a view looking north from Woburn Place, a view looking south from outside Lynton House, and a view looking west from Tavistock Place adjacent to MWH. The views from the front and side show that the roof pavilion would be visible, but as discussed above, it would just be the upper level of folded metal cladding that would be visible which would provide a simple but complementary crown to the building. Existing tree cover within Tavistock Square would also serve to limit the visual impact. The view from the northern end of Tavistock Square demonstrates that the pavilion would not be visible within this view, and when viewed from the south on Woburn Place, the side elevation of the pavilion would be very discreet and subordinate in size. As such, there is considered to be no harm to the setting or significance of the BMA building to the north. The application site would still sit comfortably against the BMA and Lynton House with complementary materials, massing and detailing, maintaining the group value that makes a positive contribution to the setting of BMA and the character of the conservation area. Likewise, the overall quality of the townscape around the listed terrace at 2-14 Tavistock Place which makes a modest contribution to its significance would be maintained, ensuring there was no harm to these listed buildings.
- 7.29 The view of the rear of the building looking west along Tavistock Place shows that Mary Ward House is the dominant feature in this view, but the application site's stepped form and greater scale and massing are clearly visible within the backdrop to MWH. In the proposed view, the additional height of the pavilion and plant enclosure would be visible, but the use of matching materials and architectural design would reduce the visual impact of the additional massing. Although visible, it is considered to be sensitively designed and would have limited visual impact on the setting of MWH given the existing difference in scale between the two buildings. The use of matching materials would ensure Tavis House retained a muted backdrop and did not visually compete with MWH. Overall, the proposals are considered to maintain the contribution Tavis House makes to the surrounding townscape and the character and appearance of the conservation area, and it would not cause harm to the setting and significance of MWH.
- 7.30 Overall, the proposed alterations are considered to be acceptable, and the Council's Conservation Officer has confirmed they would have limited visual impact on the character and appearance of the Bloomsbury Conservation

Area or the setting and significance of the nearby heritage assets. Although the roof level alterations would be visible in surrounding views, they would read as a simple but subservient addition that was complementary to the architectural character of the host building. As such, they would preserve the character and appearance of the wider Bloomsbury Conservation Area and would not harm the setting or significance of adjacent listed buildings.

- 7.31 Officers have had regard to the concurrent full planning application ref. 2026/1709/P for facade / ground / basement alterations and the CLOPUD application ref. 2026/1640/P in this assessment. Whilst this application has been considered on its own merits, these two applications are a material consideration in the overall assessment. When considering the works proposed by the three applications in their entirety, the Council's overall conclusion – that there would be no harm to the character and appearance of the application site, the wider Bloomsbury Conservation Area, or the setting and significance of the neighbouring listed buildings – remains the same.
- 7.32 Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area.
- 7.33 Potential impacts from construction processes, including vibration, have been considered insofar as they may affect the significance of adjoining heritage assets. Where relevant, these matters can be adequately mitigated through planning obligations requiring a construction management plan including a requirement to ensure the proposals protect and preserve the listed building during the construction phase (see transport assessment below for more details). Subject to this, no harm to the significance of the listed building is anticipated. Concerns were also raised by MWH regarding potential impacts on MWH as a result of operational disruption arising from use of the application site. As discussed above, the proposals involve a minor uplift of 40sqm at the application site and the building would remain within its existing lawful office use. Deliveries and servicing and the ongoing operation of the building would continue in line with existing arrangements and as such, there would be very limited impact on the continued operation or viability of MWH when compared to the existing office use. Likewise, with such a minor increase in floorspace, there would not be a material intensification of the existing office use such that there would be an increase in noise and disturbance that could be said to impact the setting or significance of the listed building or its operation. Although the proposals introduce new roof terraces, as discussed in the amenity section below, the use of these would be subject to conditions and their use is not considered to cause undue noise or disruption that could impact the significance of the listed building.

- 7.34 The proposals are therefore acceptable and would comply with policies D1 and D2 of the Local Plan.

8. IMPACT ON NEIGHBOURING AMENITY

- 8.1 Local Plan policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties or other sensitive uses in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impact from construction works are also relevant but dealt with in the 'Transport' section. The thrust of the policies is that the quality of life of current and future occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

Daylight and sunlight

- 8.2 A Daylight, Sunlight and Overshadowing Report has been submitted as part of the application which details any impacts upon neighbouring properties.
- 8.3 The leading industry guidelines on daylight and sunlight are published by the Building Research Establishment in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports the use of the BRE guidance for assessment purposes, however, it should not be applied rigidly and should be used to quantify and understand impact when making a balanced judgement.
- 8.4 Paragraph 130 of the NPPF supports making efficient use of land and says that authorities should take a flexible approach in applying policies or guidance relating to daylight/sunlight where they would otherwise inhibit making efficient use of a site, as long as the resulting scheme would provide acceptable living standards.

Methodology

- 8.5 The methodology and criteria used for the assessment is based on the approach set out by BRE guidance. The report makes use of several metrics in its assessment of surrounding buildings which are described in the BRE guidance:
- **Vertical Sky Component (VSC)** – The daylight on the surface of a window. A measure of the amount of sky visible at the centre of a window.
 - *The BRE considers daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (a reduction of more than 20%) its former value.*
 - **No Sky Line (NSL), also known as Daylight Distribution (DD)** – The daylight penetration into a room. It measures the area at desk

level (“a working plane”) inside a room that will have a direct view of the sky.

- The *NSL figure can be reduced to 0.8 times its existing value (a reduction of more than 20%) before the daylight loss is noticeable.*
- **Annual Probable Sunlight Hours (APSH)** - The amount of sunlight that windows of main living spaces within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches unobstructed ground across the whole year and also as a measure over the winter period. The main focus is on living rooms.
- The BRE considers 25% to be acceptable APSH, including at least 5% during the winter months. If below this, impacts are noticeable if less than these targets, and sunlight hours are reduced by more than 4 percentage points, to less than 0.8 times their former value. It recommends testing living rooms and conservatories.
- **Sun-hours on Ground (SoG)**, also known as **Overshadowing** – The amount of direct sunlight received by open spaces.
- The BRE recommends at least half (50%) of the area should receive at least two hours (120 mins) of sunlight on 21 March (spring equinox), and the area which can receive some sun on 21 March is less than 0.8 times its former value.

Assessment

8.6 The submitted report assessed the impact to the closest residential properties surrounding the application site which included the following:

- 14-16 Burton Street
- Leonard Court, Burton Street
- 6-14 Tavistock Place
- 2 Tavistock Place
- 19-29 Woburn Place

8.7 All other properties surrounding the site are in commercial use and therefore were not considered within the technical analysis. The Mary Ward House Conference Centre formerly contained temporary residential accommodation; however, the surveyors have spoken to the conference centre to confirm this is no longer the case, and this is backed up by most recent VOA records. Consequently, the building was not included in the assessment. Nevertheless, given the scale of the proposals, it is not expected that any effects would be significant.



Figure 5: Nearest neighbouring properties to the application site shown in turquoise

Daylight and Sunlight

- 8.8 The assessment showed that all properties assessed would meet BRE guidance for VSC and NSL, i.e. any reductions would be less than 20%. Likewise, all properties tested for APSH meet the BRE guidance. There would therefore be no material change to the sunlight and daylight levels currently enjoyed by nearby residential properties.

Overshadowing

- 8.9 The amenity spaces at the following properties were assessed:
- 14-16 Burton Street
 - 9 Tavistock Place (Camden Chinese Community Centre)
 - Mary Ward House
- 8.10 The results indicate that nos. 14-16 Burton Street and 9 Tavistock Place will experience no change at all in the areas receiving 2 hours of direct sun between the existing and proposed conditions, so any additional overshadowing to these spaces will not be noticeable.
- 8.11 The amenity space to the rear of Mary Ward House would technically fall short of the BRE guidance on March 21st. However, in the existing condition the space only receives 2 hours of direct sun to 3.5% of its area which is well below the BRE recommended 50%. With the proposed development in place, this reduces to 1.1% which equates to a relative change of 69%. The large change can be attributable to the fact that the space only receives 2 hours of direct sun to a small portion in the northern corner of the space. The difference between the existing and proposed levels is less than 3% of the overall area so in practical terms the disproportionately large change is not a material difference as the amenity area has always received low levels of

sun. It is also noted that the previously approved scheme caused very similar reductions (reduced to 1% receiving 2 hours of sunlight) on March 21st, so the proposals would be a very slight improvement on what was previously accepted.

8.12 A similar assessment was also undertaken on June 21st as this is when the garden would be more likely to be used. The results showed that there would only be a slight reduction in the area receiving 2 hours of sun (82.4% to 80.2%) which demonstrates that the majority of the space would receive good levels of sunlight during the summer months.

8.13 Overall, the proposed development would not cause any noticeable effects on the daylight and sunlight amenity enjoyed by neighbouring residents. The overshadowing effects to Mary Ward House are limited, especially during the summer months when the space is most likely to be used. As such, the proposals are acceptable in this regard.

Privacy and outlook

8.14 The residential properties closest to the application site with a direct view of it are 19-29 Woburn Place and 1-14 Tavistock Place to the south of the site. The development would see a very minor increase in bulk at roof level. As such, the proposed development would not appear overbearing when viewed from neighbouring properties, nor harm their outlook.

8.15 Likewise, given the fact that the proposed alterations are entirely at roof level, they are not considered to materially increase opportunities for overlooking compared to the existing situation due to the height difference with the nearest residential buildings. New planting would be introduced to the perimeter of both terraces at 8th and 9th floor level which would prevent people from accessing the perimeter of the terraces and further restrict potential overlooking from the new terraces. Full details of the proposed planting shall be secured by condition. As such, the proposed roof pavilion and terraces would not harmfully impact existing neighbouring privacy.

Noise and vibration

8.16 The proposed works include the installation of new and replacement air handling units (AHU) following the removal of existing plant. The nearest noise sensitive receptors are the hotels and student residences south of the building along Tavistock Place, the residences along Burton Street and Mary Ward House

8.17 An acoustic assessment was submitted with the application which was subsequently updated to include an assessment of the cumulative effects of plant noise arising from the roof level AHUs alongside the new basement plant proposed by application reference 2026/1709/P for a new AHU and air conditioning units.

- 8.18 The assessment reports that the typical background noise level measured during the noise survey was 46 dB LAF90, 15 min free field at night and 47 dB LAF90, 15 min during the day. In order to comply with Camden's noise standards, plant noise should therefore not exceed a rating level of 36 dB LAr free field at night and 37 dB dB LAr during the day at the nearest residential noise sensitive receptor (10dB below background levels). The assessment demonstrated that the roof level AHUs will have a total sound pressure level of 30dB(A) at the nearest noise sensitive façade, and as such, would comply with the criteria during both the daytime and nighttime.
- 8.19 As a non-residential use, these same requirements would not apply to Mary Ward House; however, the acoustic assessment refers to CIBSE Guide A which recommends internal noise levels of NR 30 for meeting rooms. Assuming a worst-case scenario, a level of 10 dB(A) reduction is assumed for a partial open window, so an external guideline noise limit of NR40 is set. A guideline of ≤45 dB(A) outside the conference window will allow acceptable internal conditions to be achieved with a partially opened window.
- 8.20 The assessment concludes that the local authority standards can be met both individually and cumulatively with appropriate noise mitigation for the proposed plant.
- 8.21 The acoustic assessment has been reviewed by the Council's Environmental Health Officer who has confirmed that appropriate noise guidelines have been followed within the report such as the Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound".
- 8.22 The plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. The assessment indicates that the proposed installation should be capable of achieving Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. The Environmental Health Officer has therefore confirmed that they are satisfied that the submitted acoustic submission and associated technical details should meet the Local Plan guidelines and is therefore acceptable in environmental health terms subject to conditions securing the submission of details of the proposed plant demonstrating its compliance with Camden's noise standards, and the installation of anti-vibration isolators, which have both been included on the draft decision notice.
- 8.23 Concerns have also been raised by Mary Ward House as to potential noise and disturbance arising from the use of the new roof terraces. The applicant

has confirmed that no music or amplified noise shall be played on the terraces in such a way as to be audible within any adjoining premises or on the adjoining highway, and this shall be secured by condition. At 9th floor level, the proposed pavilion sits to the eastern edge of the building which would encourage the majority of occupants towards the western side of the terrace overlooking Tavistock Square. At 8th floor, the proposed terrace would be relatively small in size and as such would not allow for use by large groups of people and as such, potential noise levels would naturally be lower. A large established tree sits adjacent to this terrace which would also help to dampen noise transfer towards Mary Ward House behind the site. The applicant has confirmed that the proposed terraces would only be accessible between the hours of 8am to 9pm Monday to Sunday which is considered reasonable for this Central London location, and these hours shall also be secured by condition. Subject to these controls, the proposed use of the roof terraces is not considered to unduly harm neighbouring amenity by way of excessive noise and disturbance. It is also noted that a roof terrace was approved at roof level at neighbouring Lynton House in 2019 (Ref: 2018/4740/P) and the proposed hours of use at the application site would be similar to those secured for Lynton House (08:00 to 21:30 Monday to Friday).

Construction noise

- 8.24 Although noise from demolition and construction works is covered by a separate regulatory regime under the Control of Pollution Act 1974, it is noted that the acoustic assessment also considers the impact of construction noise in response to the concerns raised by MWH.
- 8.25 The assessment notes that it is not considered that there would be any significant sources of vibration resulting from the proposed plant specified. However, vibration sources which are potentially significant during construction include piling rigs and/or demolition work involving large percussive breaking equipment. In order to minimise any adverse impacts on surrounding receptors as far as reasonably practicable, the developer will register the site with the Considerate Constructors Scheme and comply with the Code of Considerate Practice throughout the construction period.
- 8.26 In terms of construction noise, the assessment concludes that for most of the time, predicted noise levels at the receptors during construction activities will exceed the 'lowest observed adverse effect level' (LOAEL). The predicted levels do not exceed the significant adverse effect level (SOAEL). In planning terms, construction noise levels will be acceptable subject to the contractor using best practicable means to mitigate and minimise noise.
- 8.27 As such, the proposals are considered to be acceptable in this regard, and in compliance with policies A1 and A4 of the Local Plan. Whilst there may be some temporary construction noise, officers are satisfied that the

development will be carried out in accordance with best practice measures and therefore the impact would be minimised.

9. TRANSPORT CONSIDERATIONS

Managing the impacts of construction on the surrounding highways network

- 9.1 Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. The policies also relate to how development is connected to the highway network. For some developments, this may require control over how the development is implemented through a Construction Management Plan (CMP).
- 9.2 The proposed development would likely lead to a number of construction vehicle movements to and from the site. The Council's primary concern is public safety in addition to ensuring that construction traffic does not create (or add to existing) traffic congestion. There is also the need to ensure that there is no cumulative impact with other developments in the area, including concurrent proposals at the site proposed under reference 2026/1709/P and 2026/1640/P.
- 9.3 The current proposals are likely to lead to a variety of amenity issues for local people, such as noise, vibration, dust and air quality arising from construction. Given the access constraints to the site, particularly in respect of the rear service yard and the adjacent cycle lanes, a Construction Management Plan (CMP) would need to be secured to minimise the impact on the highway infrastructure and neighbouring community. A CMP implementation support contribution of £12,000 and a Construction Impact Bond of £16,000 would also be secured as S106 planning obligations in accordance with Policy A1. The CMP shall also include a requirement to ensure the protection and preservation of the adjacent listed building during the construction phase.
- 9.4 A draft CMP has been submitted with the application; however, a detailed CMP would still be secured by way of S106 legal agreement. It is noted that the CMP includes a cumulative assessment of the current proposals alongside application 2026/1709/P (for elevational alterations and basement/ground works) and the CLOPUD reference 2026/1640/P which is welcomed.

Deliveries and servicing

- 9.5 Deliveries and servicing would continue in line with the existing arrangements. As there would be no significant uplift in office floorspace, this is considered appropriate, and the Council's Transport Officers have not identified the need for a Delivery and Servicing Management Plan to be

secured by S106 legal agreement. The site benefits from a rear off-road servicing yard which is sufficient to accommodate associated delivery and servicing vehicles.

10. SUSTAINABILITY AND ENERGY

- 10.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.
- 10.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.
- 10.3 The submitted Design and Access Statement notes that the development seeks to minimise embodied carbon through the reuse of existing building fabric and core infrastructure which minimises demolition; increase energy efficiency with targeted improvements to the existing building fabric, improvements to thermal efficiency, and the use of efficient MEP equipment; and the incorporation of planting to help introduce shading and minimising the urban heat island effect. Given the scale of development, these measures are acceptable and would ensure the development contributed to the mitigation of and adaptation to climate change in accordance with policies CC1, CC2 and CC3.

11. BIODIVERSITY NET GAIN

- 11.1 Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats with a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. Every grant of planning permission is deemed to have been granted subject to a condition which requires the submission of a Biodiversity Net Gain Plan (BGP) before development can commence, showing how the 10% gain will be met.
- 11.2 This gain can be achieved through onsite biodiversity gains, registered offsite biodiversity gains (for example, on other land or developments owned by the applicant), or by purchasing statutory biodiversity credits.
- 11.3 There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information provided, this scheme will not require the approval of a BGP because it is below the *de minimis* threshold. This is because it does not impact an onsite priority habitat and impacts less than 25 square metres of

onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

12. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 12.1 The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule. The final CIL liability will be determined by the CIL team.
- 12.2 Less than 100sqm floorspace is proposed so the development will not be CIL liable.

13. CONCLUSION

- 13.1 In conclusion, the proposed development is considered to be sympathetic, subordinate and of a high standard of design quality and materiality which would preserve the character and appearance of the building and its contribution to the character of the conservation area. Although the proposed development would be visible within the setting of nearby listed buildings, it is not considered to cause any harm to their setting or significance.
- 13.2 With a minor uplift of 40sqm and continuing office use, the proposals are not considered unduly impact neighbouring amenity. New roof terraces and plant are proposed which would not result in harmful noise disturbance subject to the suggested conditions. Likewise, the development would not unduly impact the local transport infrastructure subject to a construction management plan being secured by Section 106 Legal Agreement, and as such, the proposals are considered to accord with policies A1, A4, D1, D2, T1, T4, CC1, CC2 and C3 of the Camden Local Plan. The development would also accord with the London Plan 2021 and the NPPF 2024.

14. RECOMMENDATION

- 14.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:
- Construction management plan (CMP)
 - CMP implementation support contribution of £12,000
 - CMP Impact Bond of £16,000

15. LEGAL COMMENTS

- 15.1 Members are referred to the note from the Legal Division at the start of the Agenda.

16. CONDITIONS

1 Time limit

The development hereby permitted must be begun not later than 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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing drawings: 257-GSA-PL1-00-DR-A-1000-P04, 257-GSA-PL1-XX-DR-A-1300-P04, 257-GSA-PL1-XX-DR-A-1301-P04, 257-GSA-PL1-XX-DR-A-1302-P04, 257-GSA-PL1-XX-DR-A-1210-P03, 257-GSA-PL1-08-DR-A-1108-P04, 257-GSA-PL1-09-DR-A-1109-P04, 257-GSA-PL1-RF-DR-A-1110-P04.

Proposed drawings: 257-GSA-PL1-XX-DR-A-2300-P06, 257-GSA-PL1-XX-DR-A-2301-P06, 257-GSA-PL1-XX-DR-A-2302-P06, 257-GSA-PL1-XX-DR-A-2210-P05, 257-GSA-PL1-08-DR-A-2108-P04, 257-GSA-PL1-09-DR-A-2109-P06, 257-GSA-PL1-RF-DR-A-2110-P05, 257-GSA-PL1-09-DR-A-1619-P02.

Documents: Cover letter dated 28 April 2026, Daylight, Sunlight and Overshadowing Report V1 ref. P2583 dated March 2026, Heritage and Townscape Statement: PL1 - Rooftop Amenity Terraces V.3 dated April 2026 (Updated June 2026), Design and Access Statement dated April 2026; Acoustic Report ref. A11689_01_RP002_3.0 dated 12 June 2026.

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

3 Matching materials

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

4 Detailed drawings / samples

Before the relevant part of the work is begun, 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:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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

5 Noise levels

Prior to use of the plant hereby approved, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will 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 +A1:2019 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

6 Anti-vibration

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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

7 Hours of use

The roof terraces at levels 8 and 9 hereby approved shall not be occupied outside the following times: 8am to 9pm Monday to Sunday.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

8 No music to be played

No music shall be played on the premises, including the roof terraces, in such a way as to be audible within any adjoining premises or on the adjoining highway.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

9 Tree protection

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

10 Landscaping details

Prior to the commencement of works at roof level, full details of hard and soft landscaping shall have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

11 Landscaping retention

All hard and soft landscaping works shall be carried out in accordance with the approved landscape details prior to the occupation for the permitted use of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

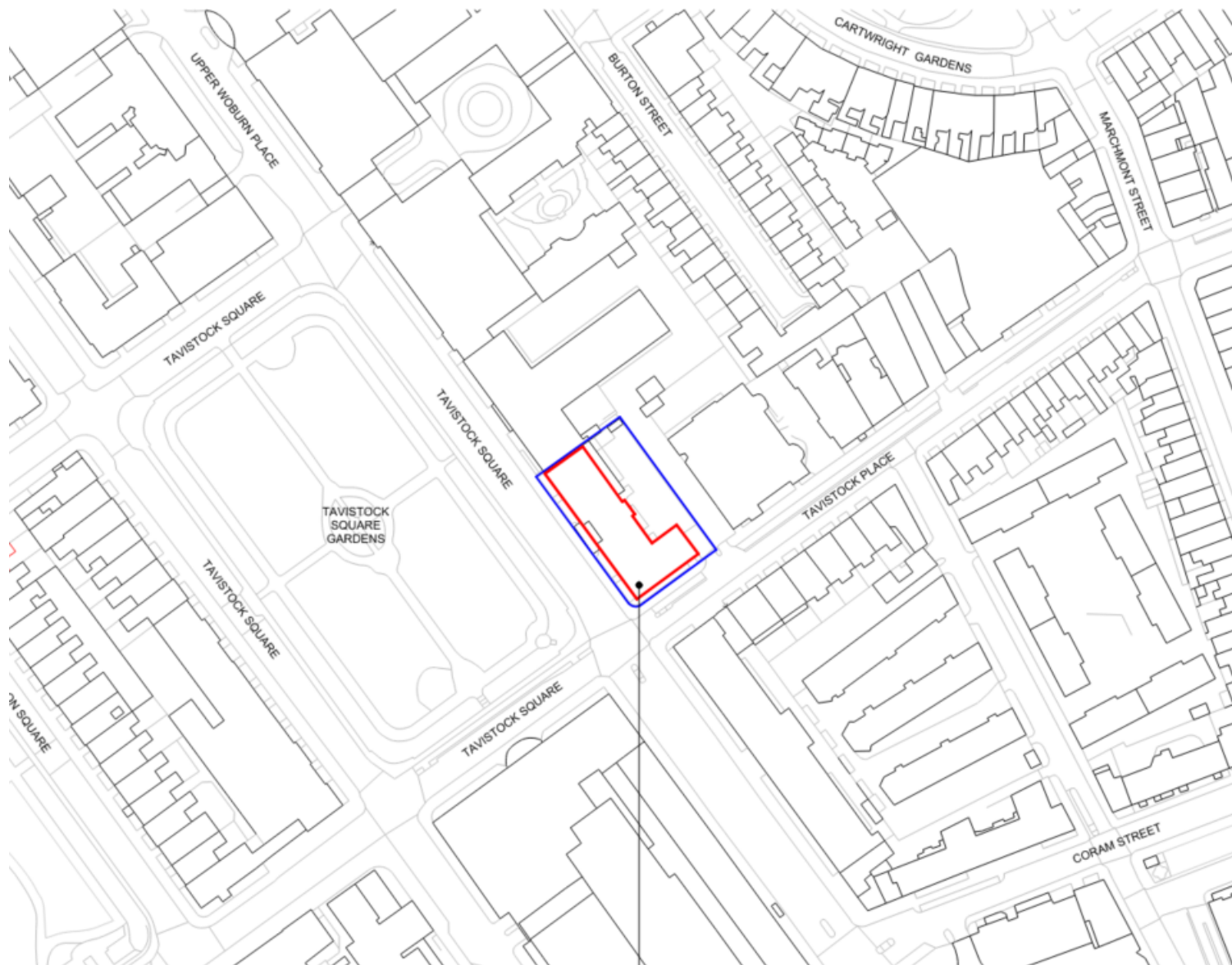
17. INFORMATIVES

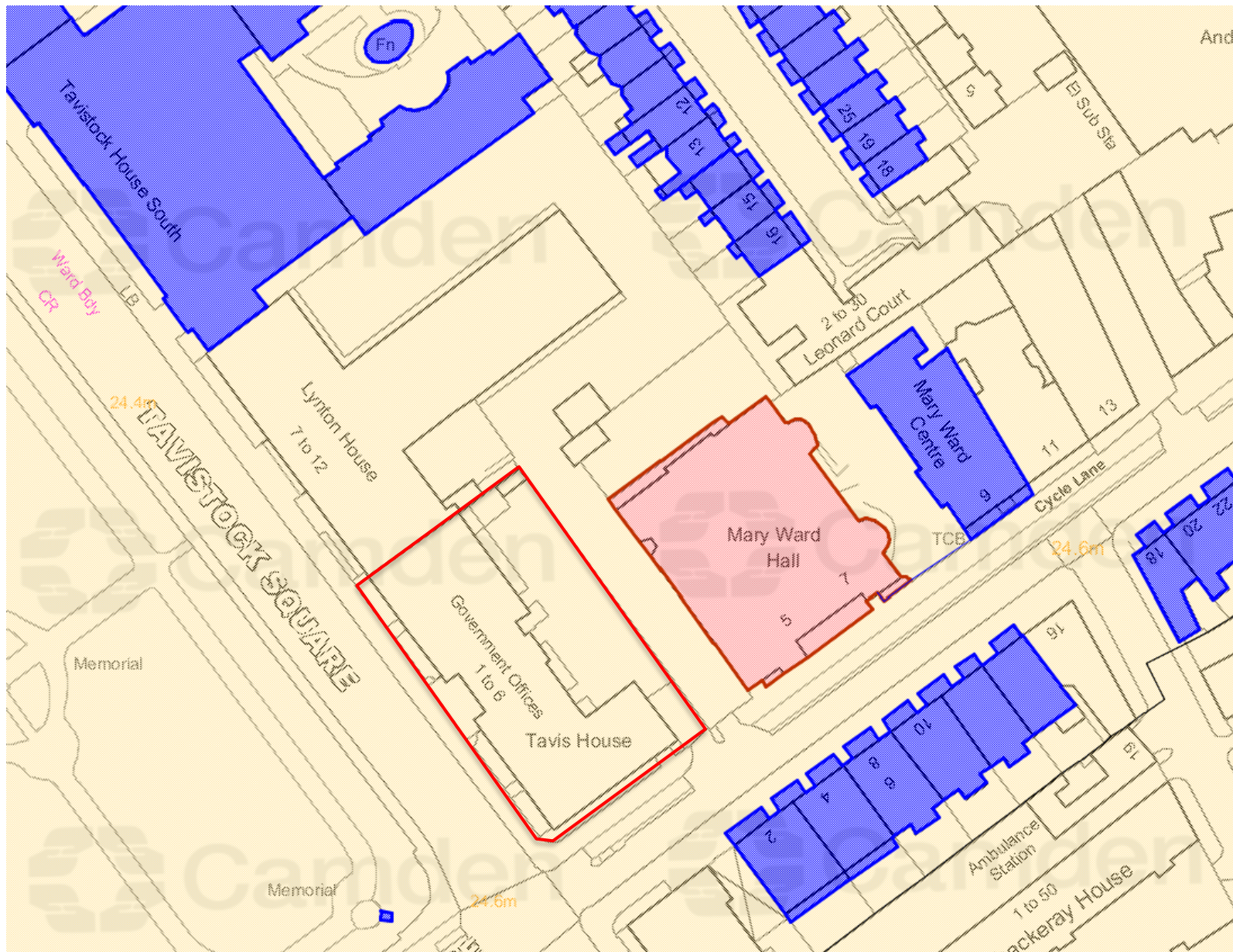
1	Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not
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	limited to) fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Building.Control@camden.gov.uk (tel: 020-7974 4444).
2	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.
3	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.
4	Biodiversity Net Gain (BNG) Informative (1/3): The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

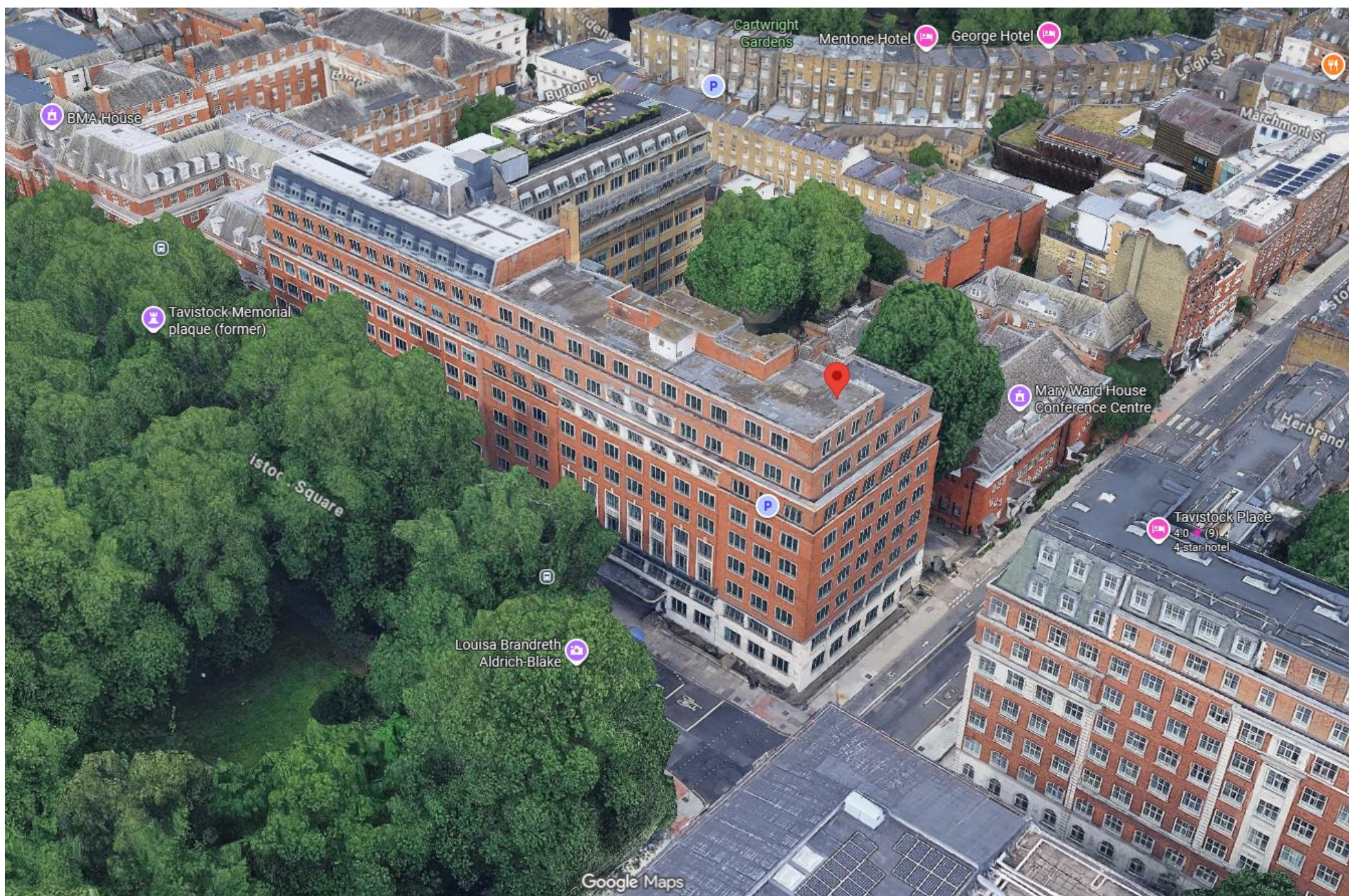
	Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.
5	Biodiversity Net Gain (BNG) Informative (2/3): + Summary of transitional arrangements and exemptions for biodiversity gain condition The following are provided for information and may not apply to this permission: 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application. - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).
6	Biodiversity Net Gain (BNG) Informative (3/3): + Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits. + The effect of section 73(2D) of the Town & Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not

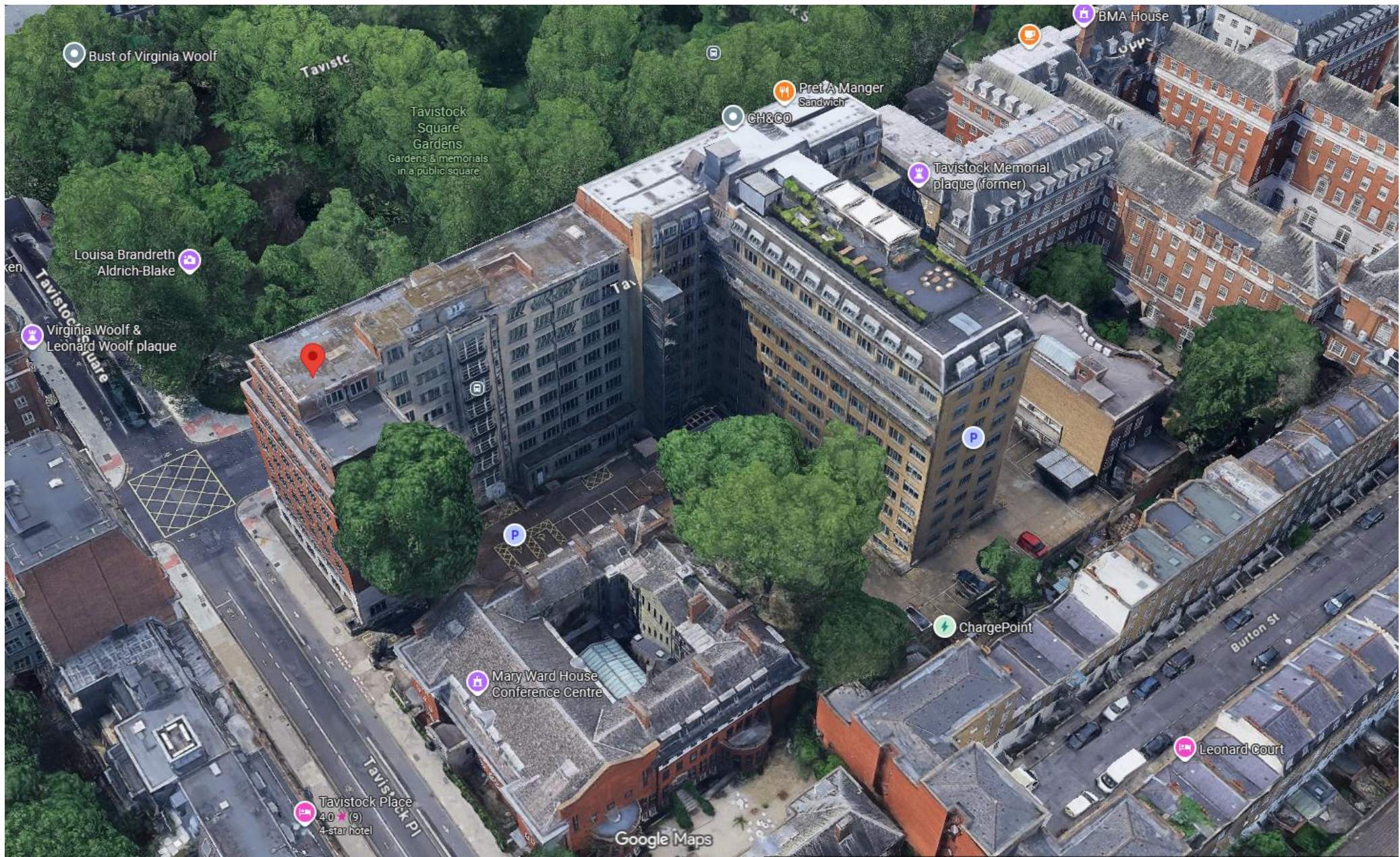
	affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP. + Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.
7	Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

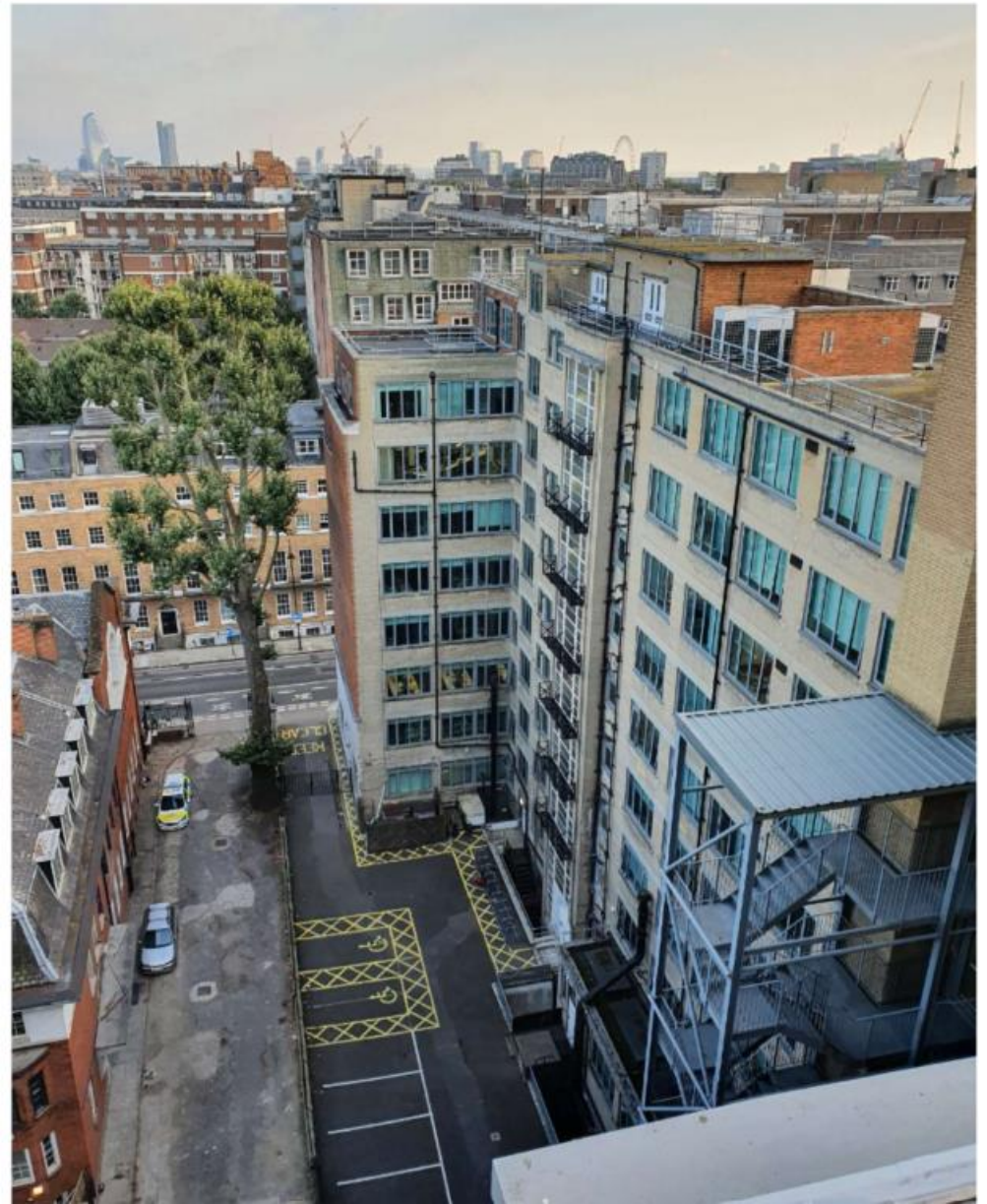




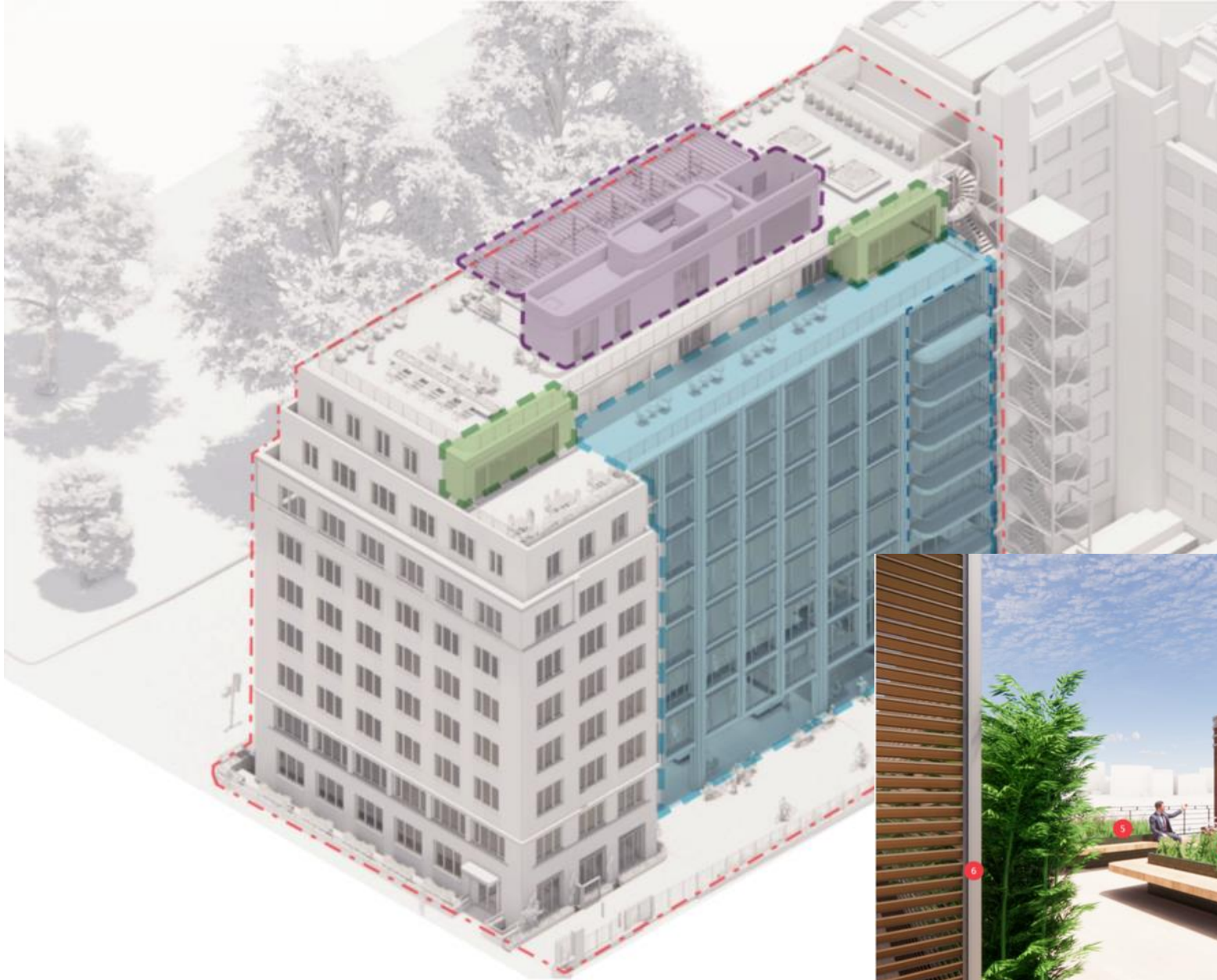














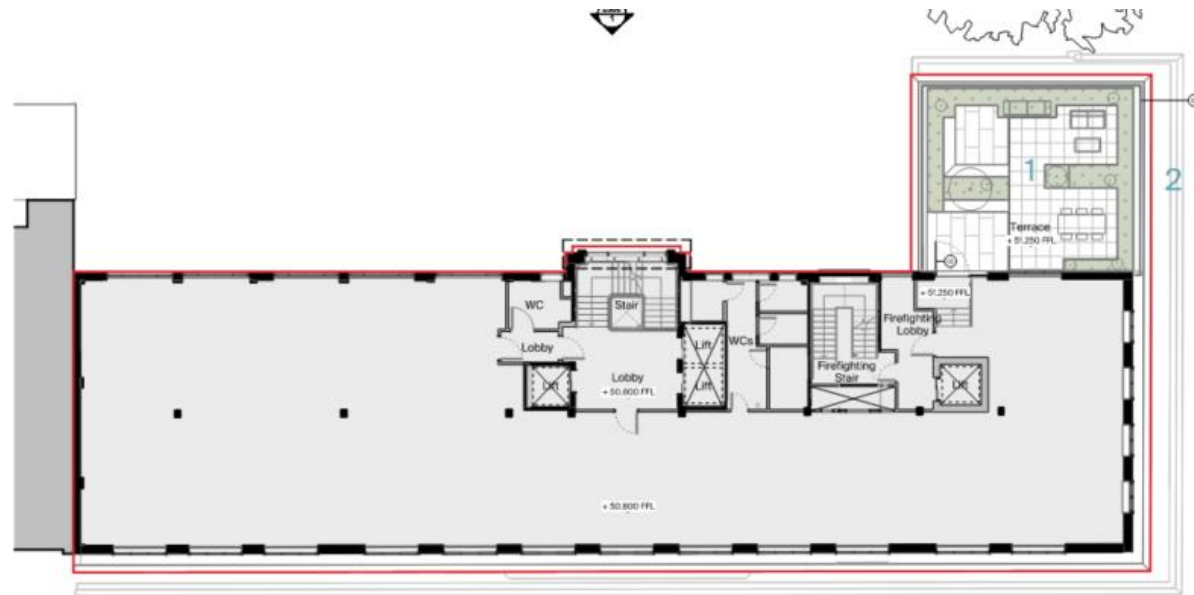
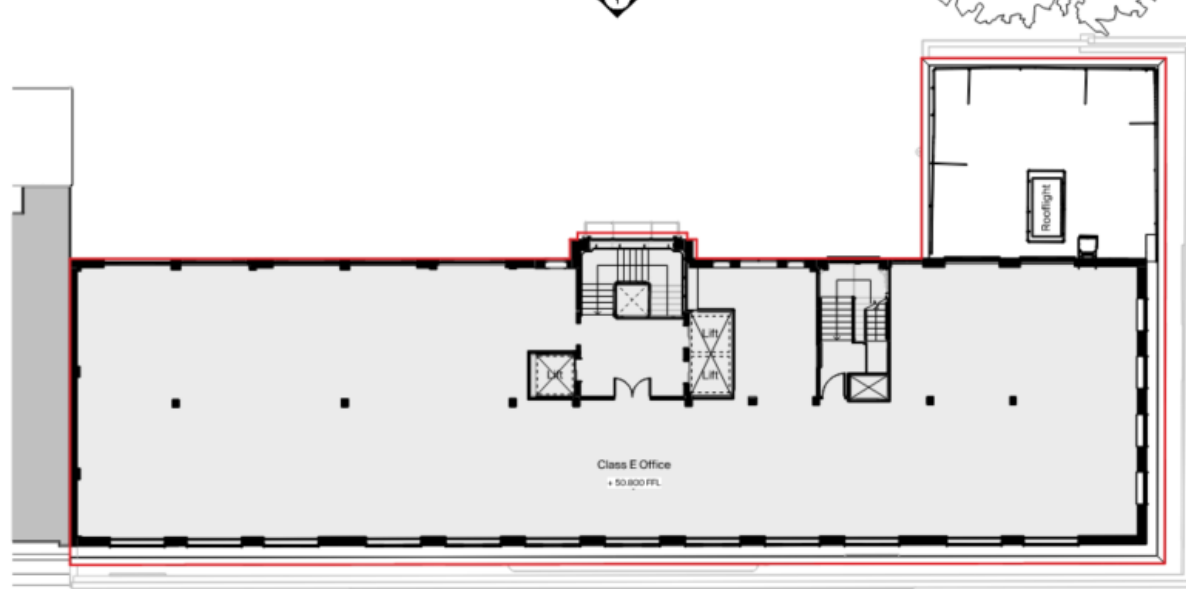
View from Tavistock Place / Herbrand Street

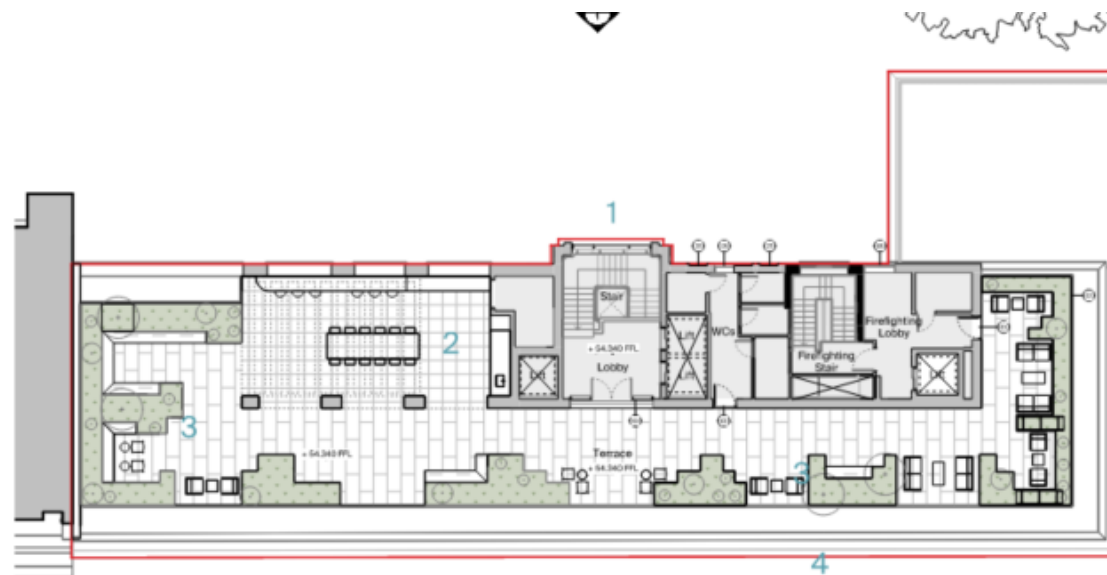
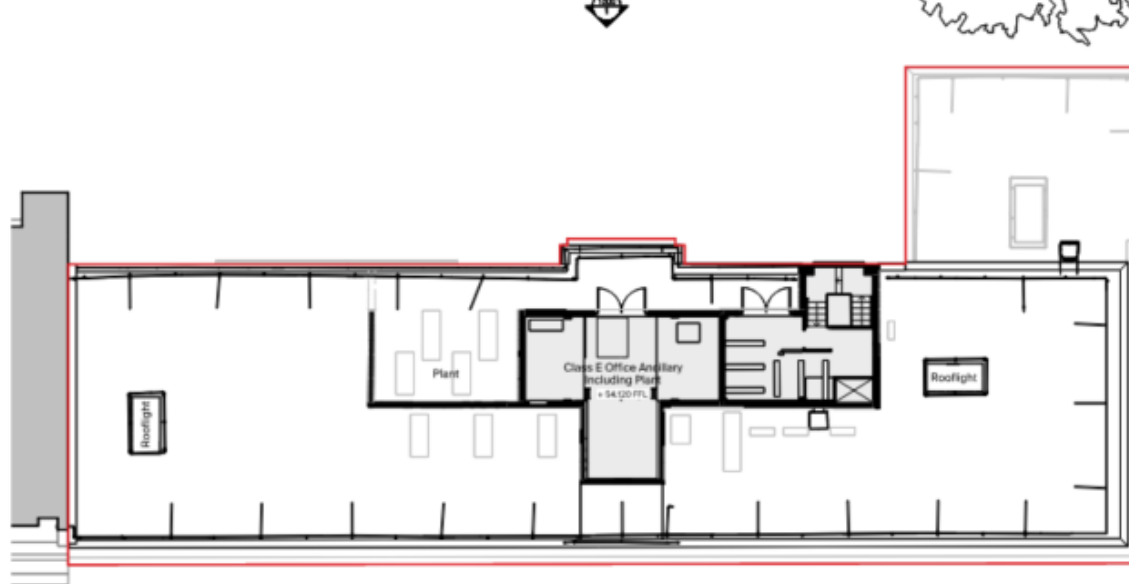


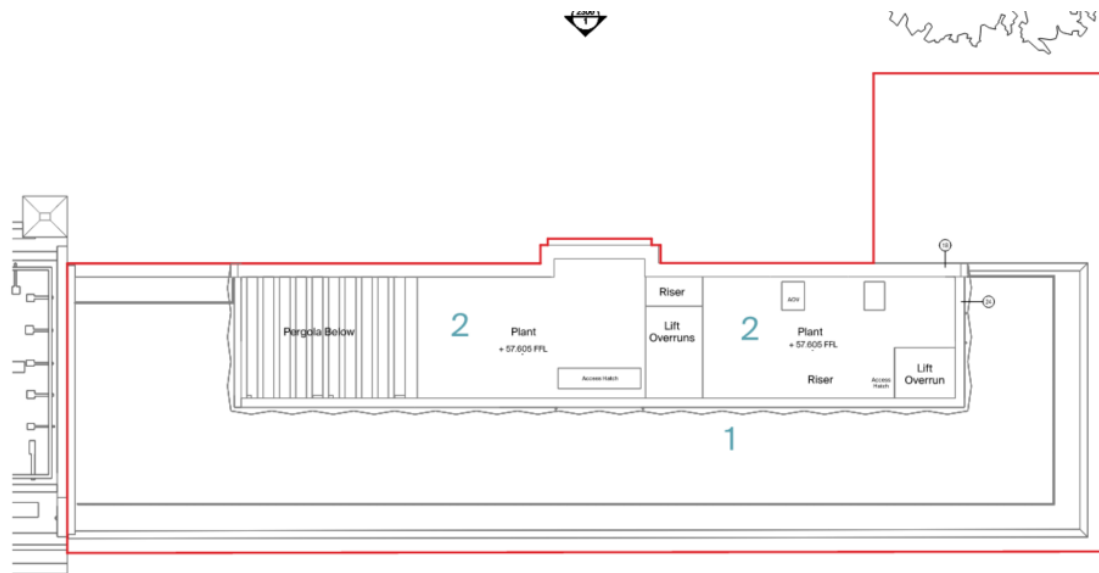
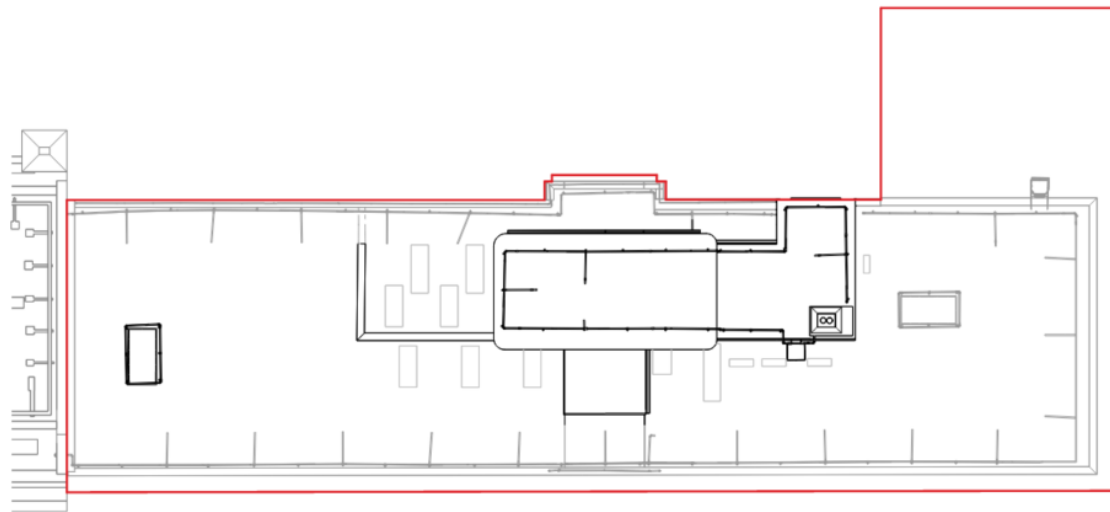














Dashed lines (to rear stairwell glazing and ground floor) show development subject to separate application 2026/1709/P granted on 13/07/2026

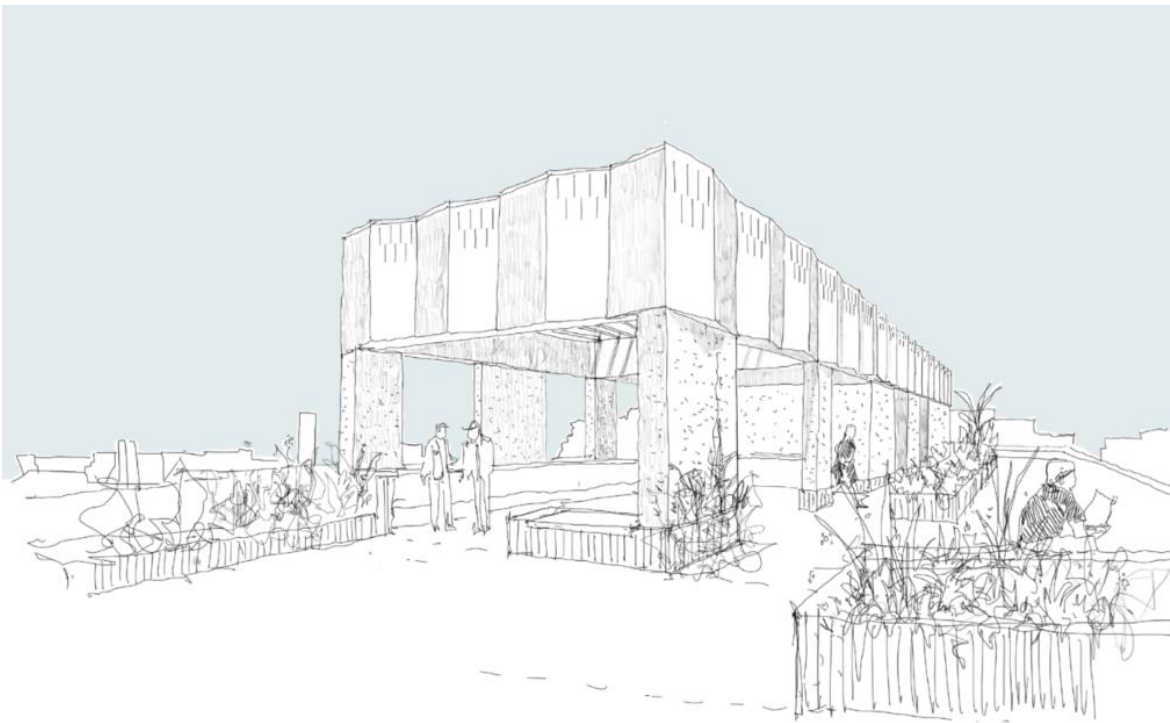
*Dashed blue line shows outline of 2021 consent for roof pavilion
(2021/6105/P granted 01/12/2023).*



*Dashed lines (to ground floor) show development subject to separate
application 2026/1709/P granted on 13/07/2026*



Dashed lines (to ground floor) show development subject to separate application 2026/1709/P granted on 13/07/2026



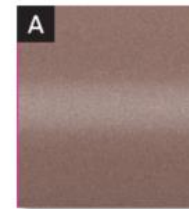
3D Facade Study

Like Architects / Donal McCann

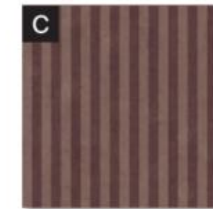
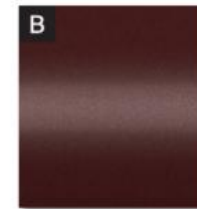


Expressed PPC metal fins

Jonathan Tuckey Design / Jim Stephenson
Precedents



PPC metallic finishes to flat panels



PPC metallic finish to castellated panel



Porcelain paving

