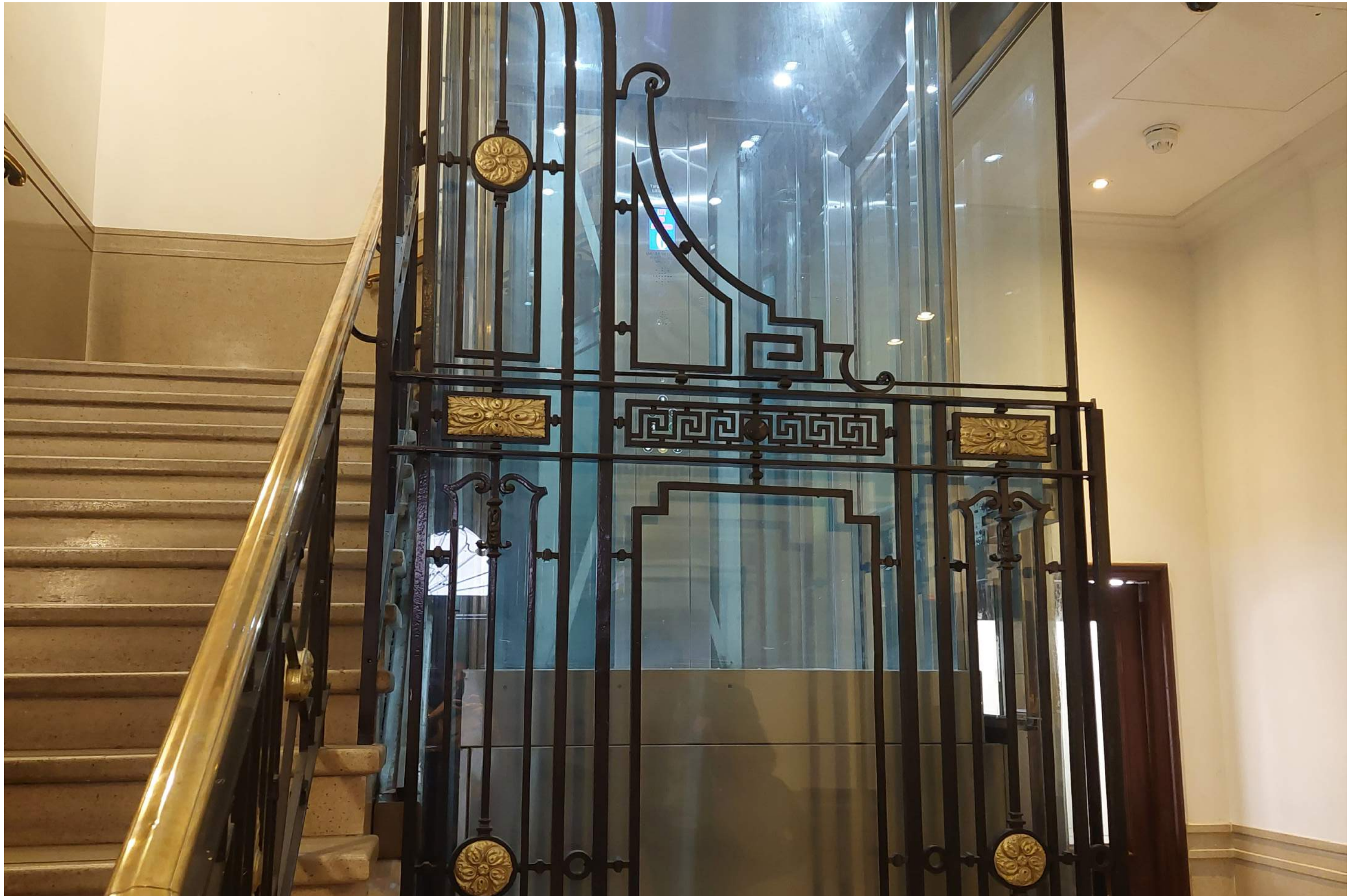


Heritage Statement

Masonic Charitable Foundation

31 Great Queen Street

December 2023



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Project	
31 Great Queen Street	
Client	
Masonic Charitable Foundation	
Job Number	Date
1312	December 2023

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of the Masonic Charitable Foundation in support of application proposals for 31 Great Queen Street (hereafter referred to as the Site).
- 1.2 The application proposals comprise:
- 'Application for works to a listed building including internal refurbishment and alterations to all floor levels and minor refurbishment works to the front door'.*
- 1.3 The Site stands along the northern side of Great Queen Street, located in the southern portion of the London Borough of Camden near Covent Garden and Holborn. Presently, the Site consists of a grade II listed building which has a former restaurant and cafe at ground floor level and is currently vacant on the upper floors, previously used as office space.
- 1.4 Paragraph 194 of the National Planning Policy Framework (NPPF) 2023 sets out the information requirements for determining applications and states that:
- 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹*
- 1.5 In response to the NPPF, Section 2 of this report identifies the heritage assets which may be affected by the application proposals, Section 3 provides an overview of the historic development of the site and its context.
- 1.6 Section 4 provides proportionate statements of significance for the heritage assets identified. These are relative to the scale, nature and effect of the proposals. Section 5 provides an assessment of the proposals based on national, regional and local policy and guidance. Section 6 is a conclusion of the assessment. The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

¹ NPPF (2023)



Figure 1.1 - 31 Great Queen Street, circa 1970. Source: London Metropolitan Archives.

2. The Heritage Assets

- 2.1

A heritage asset is defined by the NPPF as:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’¹

Designated Heritage Assets

2.2

A Designated Heritage Asset is described by the NPPF (2023) as:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’²

2.3

Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

2.4

A scoping assessment of an 80m radius has shown there are 7 listed buildings within vicinity of the site and have the potential to be impacted by the application proposals. As such, all listed buildings have been scoped in for further assessment in this report.

Listed Buildings

2.5

The listed buildings that have been scoped in are outlined in table 2.1 and shown on the heritage asset plan of figure 2.1.

Conservation Areas

2.6

The site is situated within the Seven Dials Conservation Area and sub-area Great Queen Street. The sub-area was first designated in 1971 and later extended in 1974, 1991 and 1998 amalgamating other sub-areas to form the Seven Dials Conservation Area.

2.7

At the outset it must be noted that the setting of conservation areas is not statutorily recognised, and it is only the contribution that the surrounding area makes to the special character and appearance of an area that should be considered.

Non-Designated Heritage Assets

2.8

The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets

identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.9

The London Borough of Camden has published a list of non-designated heritage assets which have been identified as assets of local importance. From this list, there are currently no locally listed buildings identified within vicinity of the Site.
- ¹ NPPF (2023) Annex 2: Glossary (p.67)
- ² NPPF (2023) Annex 2: Glossary (p.66)
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- 7



Table 2.1. Listed buildings within the study area potentially affected by the proposals

Key	Name, Address	Grade
1	30 and 31 Great Queen Street	II
2	Freemasons Hall	II*
3	Grand Connaught Rooms	II*
4	27, 28 and 29 Great Queen Street	II*
5	33, 34 and 35 Great Queen Street	II*
6	36 and 37 Great Queen Street	II
7	38 Great Queen Street	II
A	Seven Dials Conservation Area	

Figure 2.1 - Heritage Asset Plan. The site is circled in red.

3. Historic Development

- 3.1

Great Queen Street is a historic thoroughfare located in the London Borough of Camden. It runs from Long Acre in the west to Kingsway in the east, crossing several notable historic streets such as Drury Lane and High Holborn.
- 3.2

The origins of Great Queen Street can be traced back to the medieval period. The land was historically owned by the Russell family and later granted to Queen Henrietta Maria, the wife of King Charles I, whom the street was named after.
- 3.3

The street was initially laid out in the first half of the 17th century with elegant Georgian townhouses and aristocratic mansions intended to attract wealthy clientele. Figure 3.1 is Roque's Map of London 1746 which illustrates the initial street layout and historic street pattern of Great Queen Street defined by the corner junction to what is now Wild Street. Many of the buildings along Great Queen Street were constructed of red or brown brick and featured symmetrical and regular façades contributing to the affluent character and appearance. The surrounding area had a strong connection to the performing arts with Theatre Royal, Drury Lane, and the Covent Garden Theatre (now the Royal Opera House).
- 3.4

In 1771, at the age of fourteen, William Blake was apprenticed to James Basire, an engraver at 31 Queen Street (now Great Queen Street). As his father was not able to afford to send Blake to be instructed by a great painter, and as painting was unlikely to earn one a steady living, he found a venerable and respected engraver, where Blake undertook a seven-year apprenticeship.
- 3.5

In the mid-18th century, the street became closely associated with Freemasonry. The first Freemasons' Hall was built in 1775 with the current Freemasons' Hall constructed on the same site in 1933-1935 and standing as the headquarters of the United Grand Lodge of England. The street remains an important location for Freemasonry in London with several Masonic institutions located along Great Queen Street shaping its development as well as character and appearance.
- 3.6

In the 19th century, Great Queen Street underwent significant changes due to industrialisation and urban expansion. The arrival of the railway and the development of nearby Holborn Viaduct station in 1874 saw an increasing number of visitors to the area, in turn encouraging further development of the area. Further development on Great Queen Street saw the addition of Victorian buildings and later Edwardian style buildings resulting in a mix of architectural styles, including Neo-classical, Victorian Gothic, and Georgian. The existing Georgian buildings were remodelled and refronted in the same design. By the end of the 19th century, much of Great Queen Street was built leaving little undeveloped space as shown by figure 3.2.
- 3.7

In the 1930s, much of the built form on the southern side of Great Queen

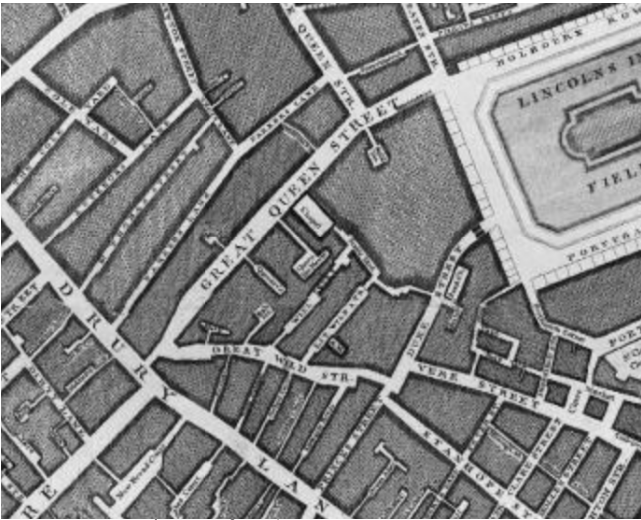


Figure 3.1. Roque's Map of London 1746.



Figure 3.2. Ordnance Survey Plan, 1871.



Figure 3.3. Ordnance Survey Plan, 1951.

Street was demolished to make way for the Freemasons Hall and other buildings including the Grand Connaught Rooms. In 1933, the Freemasons Hall was added to the corner of Great Queen Street and Wild Street standing in irregular polygonal form and on the site of the former Freemasons Tavern.

- 3.8

Like much of central London, Great Queen Street suffered damage during World War II. However, after the war, the area underwent substantial rebuilding and restoration of historic buildings to ensure the surviving character of the historic streetscape. Figure 3.3 shows the built form of Great Queen Street in the mid-20th century including gaps along the northern side and the complete alteration of the built form on the southern side. Areas of Great Queen Street were rebuilt and other modern developments were constructed in line with the rising commercial activity and increasing demand for offices, retail space and businesses. These are prevalent along the northern portion of the street.
- 3.9

Today, Great Queen Street is a bustling thoroughfare featuring a mix of residential buildings, commercial premises and cultural institutions. The street is known for its close masonic association with the prominent landmark of the Freemasons' Hall standing as one of the most important buildings as well as other buildings associated to freemasonry.



4. Significance

4.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.¹

4.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the ‘Principles of Selection for Listed Buildings (2010)’ which is supported by thematic papers, ‘Listing Selection Guides’, based on building type, which give more detailed guidance.

4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.

4.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.

4.5 Historic England has published ‘Conservation Principles’ (2008) which identifies four types of heritage values that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Conservation Principles (2008) is currently being updated by Historic England after a Consultation Draft was published on 10th November, closing on 2nd February 2018. Historic England has also published Good Practice Advice Notes on the ‘Setting of Heritage Assets’ (2nd Edition, 2017) and ‘Statements of Heritage Significance’ (October 2019) which are used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset and explore the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes the design of proposals.

Assessment

4.6 The following summary statements of significance provide an overview of the identified designated and non-designated heritage assets set out in Section 2, which may be affected by the application proposals. These are proportionate to the importance of the asset and the likely impacts of the proposals.

¹ NPPF (2023) Annex 2: Glossary

30 and 31 Great Queen Street - Grade II

4.7 No. 30 and 31 Great Queen Street was first included on the statutory list of buildings of special architectural or historic interest at Grade II on 15th January 1973 (list entry no. 1113214).

Architectural Interest

Exterior

4.8 No. 30 and 31 Great Queen Street is of architectural significance as an early 20th century built between 1923-4 to the elaborate Classical designs of ER Barrow. It is constructed of Bath stone with a steep slated roof, stands three storeys high plus attic and displays a regularly arranged fenestration of 5 bays which contribute to its overall stylisation and decorative facade.

4.9 The front facade exhibits a grand appearance featuring Classical motifs and features of interest. At ground floor level there is a 20th century shopfront extending across 3 bays and two recessed entrance bays to the ends with decorative console bracketed cornices and recessed balcony to the right side bay with a coat of arms to the left side. To the upper storeys the central 3 bays are separated with Corinthian attached columns and pilasters which rise through first and second floors supporting a plain entablature topped by 4 allegorical figures constructed of Portland stone. Of particular note is the central dormer with broken pediment flanked by Portland stone allegorical figures. Other architectural features of interest include a deep dentilled cornice to third floor, rustication, carving, and architrave.

4.10 The main entrance to the Site has two sets of double doors. The outer set is a solid full height door with no fanlight, the central pair of raised and fielded panels are elongated to emphasise these proportions. The panels are also embellished reflecting the quality and character of the external façade, multiple depths with inverted mitred corners and small circular embellishments which mirror the traditional style ironmongery on the mid-rail. The inner set is a smaller glazed double door with a semi-circular arched fanlight above.

4.11 Once passing through the inner doors, the ground floor entrance is a small space, leading principally to the stairs or towards the recently repaired glass lift with black ironmongery which matches the curved volute of the handrail. Leading from the main entrance are full height terrazzo panels which then continue at half height leading up the stairs, giving a polychromatic aesthetic to the building. The flooring in this location was likely once terrazzo to match, however this has previously been altered to modern tiles.

4.12 The lift lobbies continue the aesthetic of the ground floor entrance, with the half height terrazzo along on the walls continuing up the stairs and on the floor, although in some places this has been cracked and repaired, and a thin strip surrounding the doors. The lobby doors entering into the office space are in a dark french-polish varnish and have large glazed panes of

leaded opaque textured glass, with sidelights and fan lights of a similar style. The doors are flanked by pedimented pilasters with a dentil cornice above.

4.13 The first floor contains a significant amount of historic timber panelling, in three different areas. The first is a reception area, where it is clear these panels have been altered and re-fixed. The second is a row of office subdivisions, with half height timber panelling with reeded glass above with matching doorways. Originally, this would have been on both sides of the room, creating a corridor through, however sections have been entirely removed to allow for a more open plan style office. In addition, unsympathetic screening has been retrofitted to the top of this panelling, likely in the mid 20th century, possibly to allow for more privacy and sound control to these spaces. The third location of the timber panelling is in the rooms to the rear of the building, creating a sense of unity and cohesion to this floor.

4.14 This floor has an internal mansard style ceiling that allows for tall windows which are intersected with an elliptical barrel soffit that supports the weight of the ceiling onto piers either side, with dropped ceiling sections in between the arches. The ceiling is largely intact except for where the later additional screening is secured with a bressummer-type beam spanning the length of the room. There are also other features retained on this floor including a marble fireplace surround.

Historic Interest

4.15 Formerly the Royal Masonic Institute for Girls, 30 and 31 Great Queen Street is of historic significance due to its close association to freemasonry providing care for the daughters of freemasons. It is further illustrative of the development and importance of freemasonry along Great Queen Street. The historic panelling shows the compartmentalising nature of historic offices, which previously used to form a corridor with panelling on both sides. This was then further added to with panelling above, likely for additional sound proofing in the mid-20th century to correlate with increased telephone use in these settings.

4.16 The building was since converted for commercial use as a restaurant at ground floor level in the 20th century and currently stands vacant.

Setting

4.17 The setting of no. 30 and 31 Great Queen Street makes a contribution to its significance through its association and visual relationship to nearby historic buildings forming part of the historic streetscape of Great Queen Street. The building also has a particularly strong connection to the adjacent Freemasons Hall which dates to a similar time, constructed of a similar materiality and shares architectural qualities. As a result, no. 30 and 31 Great Queen Street stands out on the historic streetscape and is

prominent in views up and down along Great Queen Street.

Summary

4.18 No. 30 & 31 Great Queen Street is of special architectural and historic importance as an early 20th century building designed in Classical style with highly decorative architectural features including Corinthian columns, motifs and broken pedimented dormer. Further significance is drawn from its historic association to freemasonry and a former Royal Masonic Insititute for Girls. Its setting is defined by the historic streetscape of Great Queen Street as well as associative value to nearby assets such as the Freemasons Hall.



Figure 4.1. Front elevation of 30 and 31 Great Queen Street.



Figure 4.3. 31 Great Queen Street circa 1966. Source: London Metropolitan Archives

Internal Significance

Interior

- 4.19 Internally, the ground floor, first floor and lift lobbies are the areas where most historic fabric is remaining. However, the second, third and fourth floors have been heavily altered and retrofitted for modern office use, including the adaption of lobby entrances, the insertion of modern WC facilities and suspended ceilings.
- 4.20 The following images have been included to show the current condition of the interior of the building, with descriptions of significance underneath.

Basement



Photo Ref. BF1

Details Basement room with plant and services, previously been heavily adapted, including the introduction of Asbestos containing materials, with very little historic fabric remaining, except the core structure.



Photo Ref. BF2

Details Similar to BF1, another small basement room, previously screeded over and used as a cycle storage facility with very little historic fabric remaining.

Ground Floor



Photo Ref. GF1

Details Ground floor entrance hall with terrazzo dado rising up the staircase and decorative ironmongery on the banister, with a recently refurbished glazed lift.

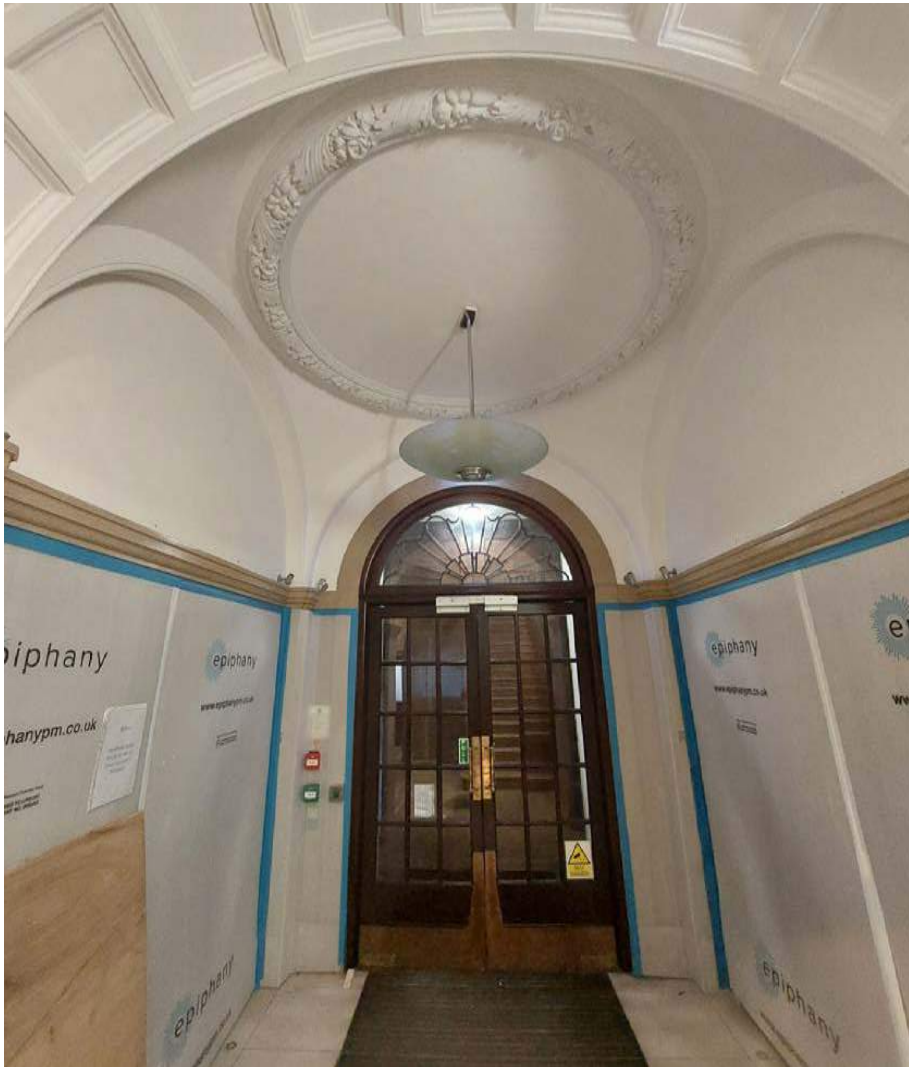


Photo Ref. GF2

Details Main entrance doors showing glazed inner double door set leading onto the timber double door outer set with glazed fanlight within a terrazzo setting. The terrazzo panels in this location are full height with a cornice detail and arches leading to the decorative plaster ceiling.

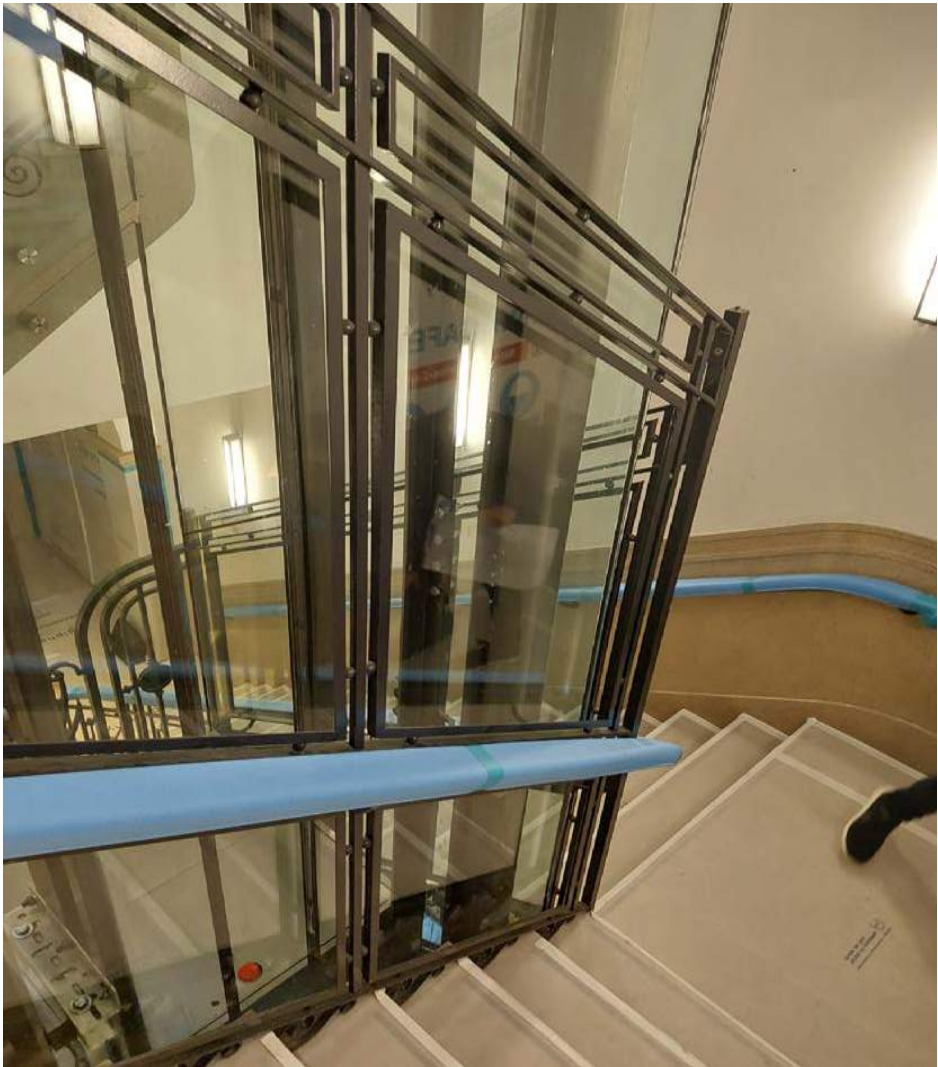


Photo Ref. GF3

Details Terrazzo open well staircase with iron detailing surrounding the glazed lift.

First Floor



Photo Ref. FF1

Details Reception style area within the first floor office, looking east towards Great Queen Street with altered timber panelling in this location.



Photo Ref. FF2

Details Front office space within the first floor, having previously been altered to form a more open plan space taking advantage of the full length timber casement windows.



Photo Ref. FF3

Details Secondary area leading off from space shown in FF2, would have originally been part of the building next door, hence the different window styles, however at some point has been knocked through to provide a larger space.



Photo Ref. FF4

Details Opposite viewpoint to FF1, showing the lobby door office entrance leading out from the reception space with the glazed tiles, and into the larger focal space within the first floor, with the compartmentalised offices and open plan spaces.



Photo Ref. FF5

Details Inside the end compartmentalised office spaces made from the timber panel dividers with reeded glass and doorways to match. Showcase the barrel valuted ceiling with decorative plaster underside, within the mansard style roof construction, featuring the slanted upper level windows.



Photo Ref. FF6

Details The principal open plan space within the first floor office level, looking towards the rear directors offices.



Photo Ref. FF7

Details Timber panelling forming the offices, with three distinct sections, - firstly the raised and fielded panelling on the lower portion with intersectional plasters, the middle section is dominated by the reeded glazing and cornice profile topping the exposed timber. The top section is a later addition glazed screening, added in the mid-20th century, likely for increased sound proofing to the individual offices to coincide with increased use of the telephone within a business setting.



Photo Ref. FF8

Details Another view from within the compartmentalised offices, showcasing the connecting doors as an easy way to traverse through the office spaces, with original brass doorhandles.

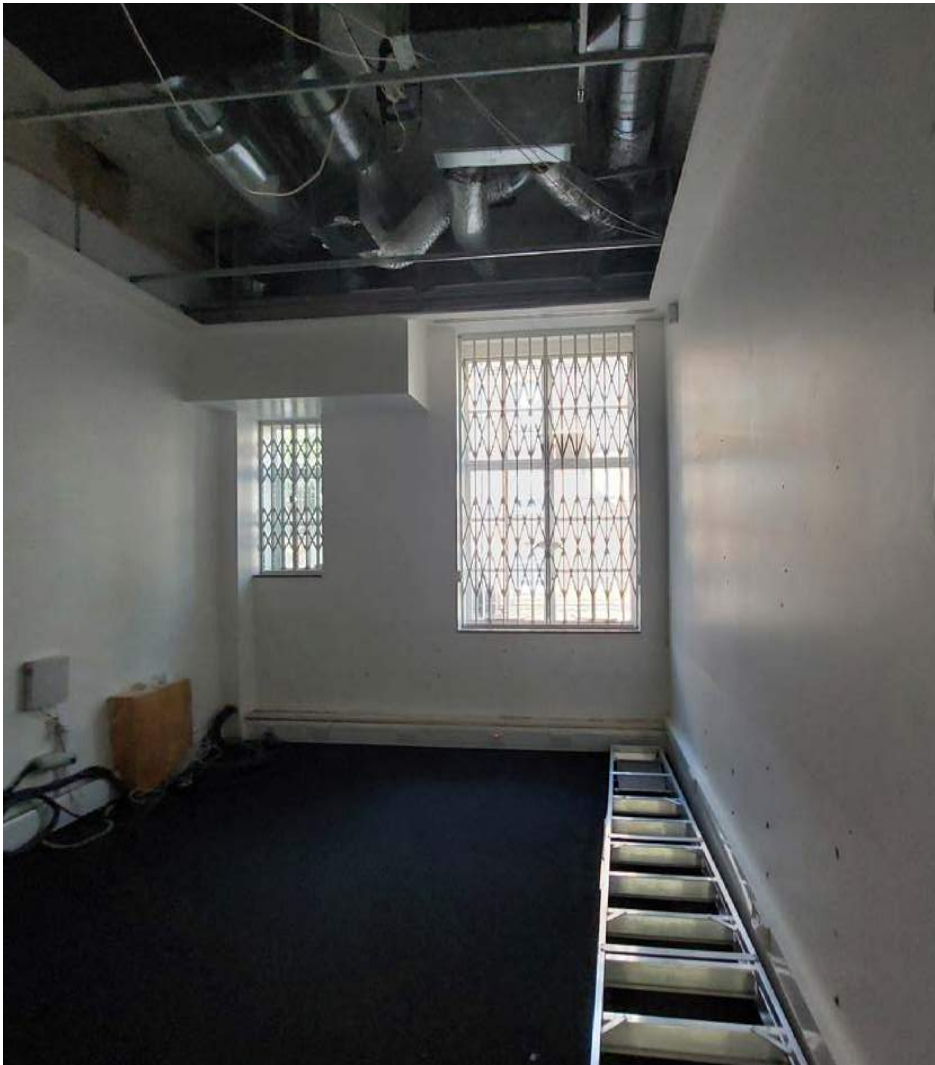


Photo Ref. FF9

Details Rear office space towards west end of the compartmentalised row of offices, this area has been recently retrofitted to allow for modern services, acting as a security hub.



Photo Ref. FF10

Details One of the rear first floor directors offices with marble fireplace and timber panelling forming a dado feature, with decorative timber cornicing and plaster ceiling.



Photo Ref. FF11

Details One of the grandest spaces on the first floor, this directors office has a high feature wall, with marble fireplace set between two fluted pilasters and a decorative timber carving and polished timber motif above the fireplace. Flanking the fireplace are two arched glazed cabinets with timber profiling to match with bookshelves inside. Similarly to FF10, this room also features a timber dado and cornice with a decorative plaster ceiling.



Photo Ref. FF12

Details Opposite viewpoint to FF6, the principal open plan space within the first floor, showing the barrel vault ceiling within the mansard style construction, complimenting the scale and orientation of the timber panelling within. Previously the segregated offices spanned both sides of a corridor, however one half of these were removed in the early 2000s for better use of the space.

Second Floor



Photo Ref. SF1

Details Halfway landing doorway, leading to connecting mezzanine floor.



Photo Ref. SF2

Details Half landing entrance leading from the main staircase into the second floor mezzanine room, shown in SF1.



Photo Ref. SF3

Details One of the second floor mezzanine rooms (facing Great Queen Street), leading from the corridor in SF2, with one over one sash windows and timber floor, which has previously been comprised due to the removal of a staircase in the right corner.



Photo Ref. SF4

Details The other second floor mezzanine room. Previously this area was part of the building next door, with smaller portion one over one sash windows.



Photo Ref. SF5

Details Lift lobby entrance into the second floor office space, and secondary doorway, set within the terrazzo dado and surround.



Photo Ref. SF6

Details Internal view of the lift lobby doorway, shown in SF3. This doorway has previously been altered when the bathroom block was built, extending from this built line.



Photo Ref. SF7

Details Second floor separated office to the east (facing Great Queen Street), with a fireplace. The room opposite this also has a correlating fireplace, suggesting these areas were for visitors or directors of the companies who occupied this space, as it was let out by the Masonic Institute.



Photo Ref. SF8

Details Second floor principal open plan office, this section of the floorplan is where the building fronting Great Queen Street, connects to the Parker Street development and the large internal spaces between.

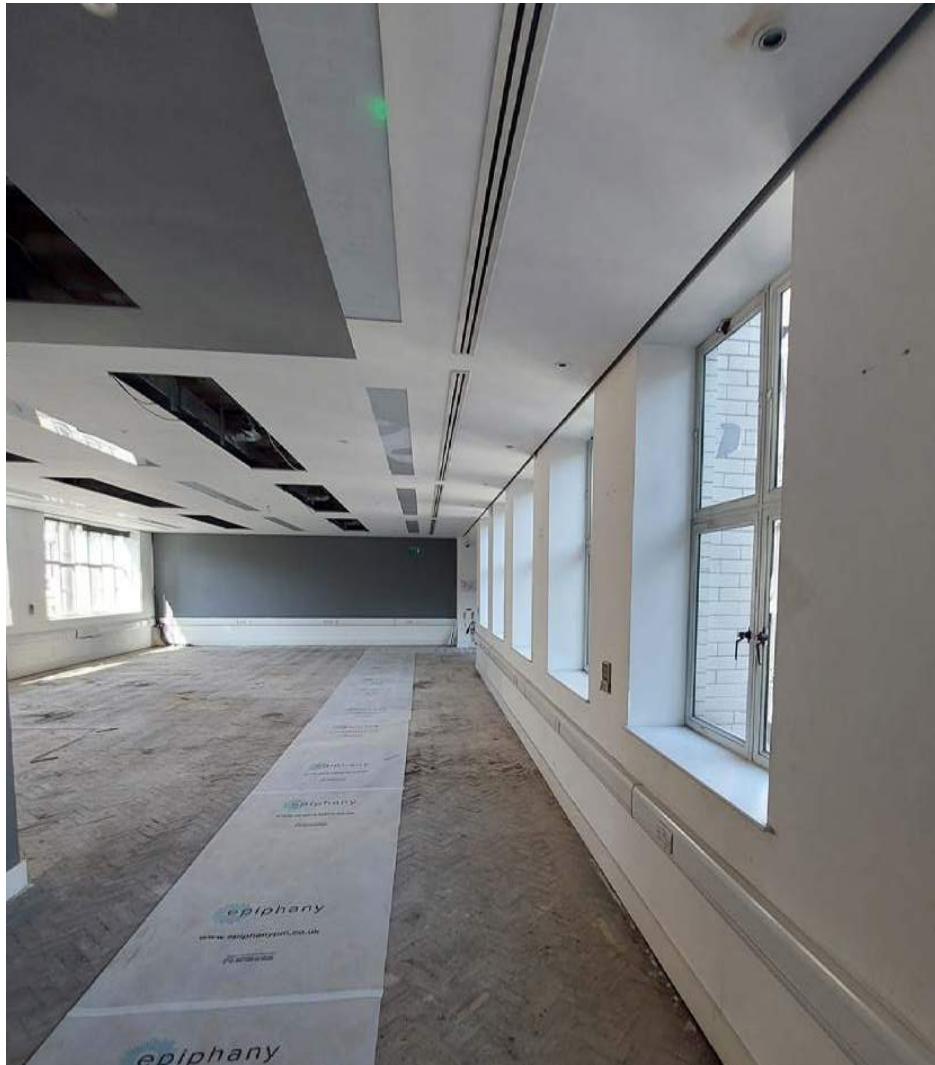


Photo Ref. SF9

Details Principal open plan office space on the second floor, with original parquet flooring in reasonable condition. This location includes the modern dropped ceiling for services. This level does not connect through all the way to the Parker Street elevation, which has been adapted into self contained residential accommodation.

Third Floor



Photo Ref. TF1

Details Principal open plan office space on the third floor, timber board flooring and casement windows. Previously been altered to include strip lighting and other modern services. Similarly, this level does not connect all the way to the Parker Street frontage.



Photo Ref. TF2

Details The secondary entrance, leading from the office space into the main staircase, although the door is original, the doorway was added later, likely due to the alterations of the fourth floor.



Photo Ref. TF3

Details The third floor presents largely open space for office use that has been altered for modern lighting and servicing. The wall to the right of this photograph conceals the staircase leading up to the fourth floor.

Fourth Floor



Photo Ref. FTF1

Details Large kitchen space retrofitted into the attic space, accessed via glazed staircase leading into the third floor.



Photo Ref. FTF2

Details Closer view of modern kitchen facilities, minimal historic significance or interest within these areas as the fourth floor was a later addition to the building.



Photo Ref. FTF3

Details Fourth floor space, with modern services, rooflights and steps leading out onto small roof terrace.



Photo Ref. TF4

Details Office space, carrying on from space shown in TF3, fronting Great Queen Street, with original parquet flooring and smaller proportioned casement windows.



Photo Ref. TF5

Details Third floor mezzanine space, leading from the front office space facing Great Queen Street, shown in TF4, into the mansard style roof attic space of the neighbouring building, historically being knocked through into one larger space.



Photo Ref. TF6

Details Historic door, set within the main staircase with the terrazzo dado, acting as an entrance into the fourth floor staircase for emergency access.

Freemasons Hall - Grade II*

4.21 The Freemasons Hall was first included on the statutory list of buildings of special architectural or historic interest at Grade II* on 9th March 1982 (list entry no. 1113218).

Architectural Interest

4.22 Constructed between 1927-33, the Freemasons Hall is of architectural interest due to its age and grand, stylised appearance built in Art Deco design and stripped back Classical style. The structure was built to the designs of HV Ashley and Winton Newman in Portland stone with a steel frame construction and stands in an irregular polygonal form which stood out at competition winning them the commission for its construction. The present building stands on the site of two former structures historically used for masonic purposes.

4.23 The external elevations exhibit a simple yet stylised aesthetic with long vertical façades and a stepped back approach with the two upper attics stepped above emphasised by heavy cornicing. At ground floor level, the corner bay comprises of a dramatic entrance with two giant fluted columns in antis flanking square-headed doorway and topped by carved medallion emblem. Decorative lamp brackets flank each column. The columns carry plain entablature under heavy moulded cornicing above which is a stone date plaque 1717-1967. The bay steps back two floors and culminates in a tower echoing the ground floor Classical temple design with two flanking columns. As a result, the entrance bay forms the focal point of the building and contributes highly to its overall significance comprising of a dramatic temple entrance.

4.24 The side elevations display a simple composition mirrored on both sides with large square headed windows topped by cornice and in architrave at ground floor and simpler square headed windows at first floor level. Each bay is finished with stringcourse and shallow bracketed cornice and separated by vanishing pilasters.

4.25 The Freemasons Hall has an ornate and decorative interior and contributes equally to the significance of the building. It comprises of a grand entrance hall, principal halls, meeting rooms and staircase all lined by marble flooring in an austere neo-Grecian pattern which contributes to the significance. The Grand Temple is located on first floor entered through bronze doors in neo-Egyptian style, Ashburton and Botticino marbles to walls, mosaic coving, coffered and decorated ceiling. Throughout the building there is bronze and wrought iron work which further enhances the richness of the interior.

Historic Interest

4.26 The historic interest is derived from its historic function and continued use as the headquarters of the United Grand Lodge of England and a masonic

meeting place. Origins of Freemasonry can be traced back to the medieval period created as a guild of skilled stonemasons. The fraternal organisation is one of the oldest in the world allowing only certain members to join through a particular ritual. As the United Grand Lodge, the Freemasons Hall is the most important Masonic Lodge, governing and administrating Masonry in England over the past century which demonstrates its historic importance.

4.27 The Hall fits into an irregular polygonal site and was built as a memorial to Freemasons killed in World War I.

Setting

4.28 The Freemasons Hall stands on a prominent corner site at the junction between Great Queen Street and Wild Street. Occupying a large building plot, the structure is a landmark and focal point of the surrounding area displaying its importance through its design and large mass. Its immediate setting contributes to its significance due to its association to Masonic buildings along Great Queen Street which hold a historic relationship to the Freemasons Hall. The northern elevation of the building stands directly opposite the grade II listed 31 Great Queen Street holding a direct visual relationship and enhances the contribution of setting to its significance. Many of the buildings along Great Queen Street are also listed which further draws significance from the immediate setting.

4.29 Set within the urban core of London, the building is engulfed by a bustling commercial atmosphere sitting just north-east of Covent Garden station. Key views of the building are offered when looking east along the vehicular thoroughfare of Long Acre creating a channelled vista of the central entrance. On approach from Long Acre towards the junction, full views of the building are offered when standing on the pedestrianised plot north of Long Acre and at the starting point of Great Queen Street enhancing the experiential aspect and contributing to the significance of setting.

Summary

4.30 The Freemasons Hall is of special architectural and historic interest owing to its standing as an early 20th century structure high quality Art Deco style. The building is dominant in irregular polygonal plan form and exhibits a strong sense of identity located on a prominent corner site. Of particular note is the west tower in Greek Temple design which draws attention and offers key views of the building. Standing on the site of former Masonic Lodges, its continued historic function as the United Grand Lodge in England further contributes to its significance as one of the most important buildings in Freemasonry to this day.



Figure 4.4. Central entrance to the Freemasons Hall.



Figure 4.5. Internal staircase of Freemasons Hall.

Grand Connaught Rooms - Grade II*

4.31 The Grand Connaught Rooms, 61-63 Great Queen Street were first included on the statutory list of buildings of special architectural or historic interest at Grade II* on 17th September 2010 (list entry no. 1393970).

Architectural Interest

4.32 Formerly the Freemasons' Tavern, the Grand Connaught Rooms are of architectural interest as a good example of a mid-19th century building in classical Italianate style. It was constructed between 1863-4 to the designs of Frederick Pepys Cockerell and retains part of the original structure of the Freemasons Tavern including surviving figures by William Grinsell Nicholl, as well as a surviving portion of the Freemasons Hall facade which was demolished in 1927 to make way for the existing structure. It was later remodelled in the early 20th century and extended in 1993-6 by architects HV Ashley and Winton Newman who also designed the nearby Freemasons Hall. As such, the high retention of historic fabric and surviving fragments of the original designs of former structure contribute significantly to its architectural interest.

4.33 The building is of two storeys plus basement and attic storey and constructed of brick with Portland stone dressings. The front facade retains the former Freemasons Tavern displaying a symmetrical composition of five bays with recessed end bays. Each floor level features five sash windows aside from ground floor level comprising of entrance across three bays set beneath large modern canopy added in 1933 and since altered. To left side of entrance is a sash window set in architrave frame whilst to right side is a side entrance, both set under decorative swan-neck pediment balustraded recessed balcony above. At first floor level, there are five sash windows arranged regularly and set in stone architrave, the central window pedimented, whilst at second floor level the three central windows are set beneath oval oeil-de-boeuf and flanked by pilasters. The facade finishes with heavy cornicing, parapet with cast-iron balustrade and shallow piers to each bay.

4.34 To the west of the facade is a surviving section of the former Freemasons Hall demolished in 1927. The three-bay section is of two storeys plus attic storey and mansard extension and constructed of Portland stone. Displaying decorative architectural features such as rusticated pilasters with Composite capitals, windows with cast-iron balconets, French windows and carved frieze, this section highly contributes to the stylisation of the front facade. Other features include dentilled cornice, niches with carved statues to end bays, scrolled parapets, architrave and cast-iron railings with ball finials. The high quality architectural design and impressive retention of historic fabric renders the western section of the building a key contributor to the architectural significance.

4.35 Internally, the Grand Connaught Rooms comprise of a large entrance hall in Edwardian Baroque design with elaborate plaster, chequered marble floor,

coffered and coved ceiling exhibiting a grand and elaborate appearance. Many of the other rooms at ground floor and first floor level follow in a similar fashion displaying a rich, ornate appearance that contributes to the significance of the building. Additionally, surviving elements of the former Freemasons Hall in the western section of the building include its square-plan form, open-well stairway and architectural features such as panelling, architrave, cornicing, coffered ceilings and plasterwork with decorative motifs. As a result, the interior forms a key part of the overall significance of the building due to its decorative and opulent architectural design and retention of original features.

Historic Interest

4.36 The historic interest of the Grand Connaught Rooms is rooted in its association to freemasonry in the 18th century. Historically, the former tavern and Freemasons Hall that stood on the same site were used as a masonic meeting place becoming an important source of income for the Grand Lodge of England. Following the remodelling of the Tavern and the establishment of the Grand Connaught Rooms, the building was converted for hotel use in 1909 and later becoming a popular venue for social and corporate events including weddings through to the present day.

Setting

4.37 The setting of the Grand Connaught Rooms is defined by the historic streetscape of Great Queen Street holding associative value to nearby listed buildings to which it holds a visual relationship and contributes to the significance of the street design. Further significance is drawn from the adjacent Freemasons Hall to which it holds a historic relationship built at a similar time and associative value.

Summary

4.38 The Grand Connaught Rooms are of special architectural and historic interest as a mid-19th century building in classical Italianate style retaining a surviving portion of the original structure of the Freemasons Tavern. Its setting contributes to its significance forming part of the historic streetscape of Great Queen Street and holding associative value to nearby historic buildings.



Figure 4.6. Front elevation of Grand Connaught Rooms.

27, 28 and 29 Great Queen Street - Grade II*

4.39 Nos. 27, 28 and 29 Great Queen Street were first included on the statutory list of buildings of special architectural or historic interest at Grade II* on 24th September 1951 (list entry no. 1113213).

Architectural Interest

4.40 Nos. 27, 28 and 29 Great Queen Street are a terrace of three houses standing along the northern side of Great Queen Street. They are of architectural significance primarily due to their age constructed in 1733 and good example of Georgian architectural style. The buildings are constructed of brown brick with red brick cornice and a tiled roof with dormer windows. They stand three storeys high plus attics and basement with a highly striking regular composition of 8 bays with no. 27 of two bays and nos. 28 and 29 of three bays.

4.41 At ground floor level, the nos. 28 and 29 comprises of ground floor shop fronts with a side doorway entrance with no.28 comprising of a wooden doorcase, mutule pediment supported by Doric pilasters and semi-circular fanlight. No.27 comprises is stuccoed at ground floor level with a pedimented doorcase supported by Doric pilasters, semi-circular fanlight and two sash windows at ground floor level. The upper storeys exhibit a certain uniformity comprising of sash windows under segmental arches to flush frame surrounded by red brick dressings. Other architectural features of interest include moulded red brick band to second floor, plain parapet and cast-iron railings.

4.42 The interior of each house retains much of its original plan with original staircases that contribute to the understanding of their design. On top of this, nos. 28 and 29 retain some original panelling and plastered ceiling from which significance is drawn.

Historic Interest

4.43 The historic interest of the terrace is drawn from their age and historic contribution to Great Queen Street forming part of the original build of the street. The terrace illustrate the initial development of the area and its transition into an urban setting and although historically used as residences, nos. 28 and 29 were converted into ground floor shops in the 19th century which further illustrates their commercial contribution to the area.

Setting

4.44 Nos. 27, 28 and 29 Great Queen Street form part of a terrace of historic buildings and form part of the initial development of the street. The terrace is of a similar style, scale and form as nos. 33, 34 and 35 Great Queen Street and holds a direct visual relationship and associative value to the nearby townhouses. As such, the terrace contributes to the historic streetscene of complimenting views up and down Great Queen Street.

Summary

4.45 The significance of nos. 27, 28 and 29 Great Queen Street is due to the retention of historic fabric being good examples of the Georgian architectural style. Much of the internal form is retained as well as original staircases and some panelling which further contributes to their significance. Their setting makes a contribution largely through the associative value to other buildings of a similar age which hold a historic and visual relationship to nos. 27, 28 and 29 Great Queen Street.



Figure 4.7. Front elevation of 27, 28 and 29 Great Queen Street.

33, 34 and 35 Great Queen Street - Grade II*

4.46 Nos. 33, 34 and 35 Great Queen Street were first included on the statutory list of buildings of special architectural or historic interest at Grade II* on 24th September 1951 (list entry no. 1113215).

Architectural Interest

4.47 Nos. 33, 34 and 35 Great Queen Street are a terrace of three houses constructed in the early 18th century rendering its architectural importance. The houses are constructed of brown brick with red brick cornices and tiled roof. It displays a regular and uniform composition across the front facade, echoing the Georgian style of regularity and symmetry. Much of the historic fabric has been retained albeit for remodelling in the 20th century of no. 33.

4.48 The terrace stands at three storeys plus attic and of 9 bays with 3 bays to each house. At ground floor level, there are modern 20th century shopfronts with panelled door entrances. At upper storeys, the sash windows are set in flush frame windows under segmental arches and surrounded by red brick dressings. To second floor and parapet is a prominent red brick band which further emphasises the regularity of design. Attic storey comprises of dormer windows and brown brick chimney stacks.

4.49 The interior further contributes to the significance retaining original plan form and historic fabric including staircase with moulded handrail, balustrade and newel posts.

Historic Interest

4.50 The historic interest of nos. 33, 34 and 35 Great Queen Street is derived from its standing as an early 18th century terrace forming one of the first developments along the street. The building is a good example of the Georgian residential terrace later converted for commercial use accordingly with the urban growth of the area.

Setting

4.51 The setting of nos. 33, 34 and 35 Great Queen Street is defined by its relationship to other listed buildings along Great Queen Street to which it holds associative value. Further significance is drawn from its visual relationship to nos. 27, 28 and 29 Great Queen Street which are of a similar materiality, style and scale and together, both assets make an important contribution to the historic streetscape.

Summary

4.52 The terrace is of special architectural and historic interest due to its age built in the early 18th century and retention of original despite partial remodelling in the 20th century. Its setting makes a contribution to the

significance due to the associative value to nearby buildings and its role as part of a historic terrace along Great Queen Street.



Figure 4.8. Front elevation of 33, 34 and 35 Great Queen Street.

36 and 37 Great Queen Street - Grade II

4.53 Nos. 36 and 37 Great Queen Street were first included on the statutory list of buildings of special architectural or historic interest at Grade II on 15th January 1973 (list entry no. 1113216).

Architectural Interest

4.54 Nos. 36 and 37 Great Queen Street are two terraced houses of architectural significance due to their age and standing as good examples of buildings of Georgian design. No. 36 is of 18th century origins or earlier constructed of multi-coloured stock brick with slated roof and stands three storeys high plus attic. The front facade is simple with a regularly arranged fenestration and composed of 2 bays and a 20th century shop front in Regency style with two separate entrances, one central and one to left side bay. The first floor comprises of two recessed casement windows under flat brick arches whilst second floor has two sash windows. Attic storey has a single dormer window.

4.55 No. 37 is of late 17th century origins standing four storeys plus attic constructed of multi-coloured stock brick with a slated roof. At ground floor level, no. 37 has an earlier 19th century shopfront with cast-iron frieze of diaper pattern set below a 20th century fascia board. The upper storeys have a regular fenestration of four sash windows to each level set under flat red brick arches. The facade finishes with large parapet.

4.56 Internally, the plan form of both buildings has been altered, however there is some retention of historic fabric which contributes to the architectural significance. This includes open well staircase, balusters, newels and handrail.

Historic Interest

4.57 The terrace holds historic significance due to the age constructed between the late 17th century and early 18th century. The buildings are representative of one of the earliest developments along the street demonstrating the initial urban development of the area and its transition into a street of commercial activity in the 19th and 20th centuries.

Setting

4.58 The setting of nos. 36 and 37 Great Queen Street is defined by its historic and visual relationship to other buildings along Great Queen Street to which it holds associative value. Together with 27, 28 and 29 Great Queen Street and 33, 34 and 35 Great Queen Street, the terrace creates a uniform streetscape of a similar materiality and style which contributes to the appearance of the street. Forming a key part of the historic streetscape, the setting makes a contribution to the significance of nos. 36 and 37 Great Queen Street.

Summary

4.59 Nos. 36 and 37 Great Queen Street are of special architectural and historic interest due to its age of late 17th century and 18th century origins and as a good example of a Georgian style townhouse retaining original fabric and design. The terrace forms part of the initial development of the area and forms part of the historic streetscape which further contributes to its overall significance.



Figure 4.9. Front elevation of 36 and 37 Great Queen Street.

38 Great Queen Street - Grade II

4.60 No. 38 Great Queen Street was first included on the statutory list of buildings of special architectural or historic interest at Grade II on 15th January 1973 (list entry no. 1113217).

Architectural Interest

4.61 No. 38 Great Queen Street is a terrace house built in the early 18th century and refronted in the mid-19th century in a like for like manner. It is of 3 bays constructed of brown brick with stone dressings and bands and stands four storeys plus basement. Its primary facade displays a regular fenestration and uniform composition typical of the Georgian symmetrical design. At ground floor level there is a wooden shopfront with splayed glass window of four lights, entablature and two side entrances with enriched consoles. To upper storeys, each bay features a recessed sash windows set under decorative segmental arched heads. Other architectural features of interest which contribute to its significance stone and brick banding and console bracketed cornice to parapet.

Historic Interest

4.62 The historic interest of no. 38 Great Queen Street is derived from its age as an early 18th century building and being a good surviving example of the initial development of Great Queen Street. Despite later remodelling work, the building retains its historic design and style and holds historic value as a Georgian residential later converted for commercial activity in line with the commercial development of the area.

Setting

4.63 Sitting along the northern side of Great Queen Street, the building forms part of a surviving historic terrace collectively exhibiting the Georgian style and creating an attractive historic streetscene. It can be best appreciated as part of the streetscape in views up and down Great Queen Street as well as the northern approach from Wild Street due to its prominent location just north of the junction between both streets. Another key aspect of its setting is the associative value to nearby listed buildings sitting along Great Queen Street which also form part of its historic setting, as well as the grade II* Freemasons Hall which stands directly opposite and holds a visual relationship to no. 38 Great Queen Street.

Summary

4.64 No. 38 Great Queen Street is of special architectural and historic interest due to its standing as an early 18th century building in Georgian style despite later refronting. The significance of setting is rooted in its associative value to nearby listed buildings as well as its role within the streetscape.



Figure 4.10. Front elevation of 38 Great Queen Street

Seven Dials Conservation Area: Great Queen Street Character Area

4.65 The Seven Dials Conservation Area was first included in the Initial Development Plan for Greater London in 1973 and initially composed of the sub-area Great Queen Street in 1971 which was later extended in 1974, 1991 and 1998 to include other sub-areas: Seven Dials and Macklin Street. For the purposes of this assessment, Sub-area 2: Great Queen Street will be assessed.

Character and Appearance

4.66 Great Queen Street is situated between Kingsway to the east and Covent Garden to the west. The area is widely regarded for its diverse architectural styles that illustrate the changing fashions of architecture and its historic growth. However, it is principally characterised by well-preserved Georgian townhouses and terraces dating to the 17th and 18th centuries displaying elegant facades of symmetrical compositions which contribute to the overall character and appearance of the area.

4.67 Whilst the street is largely defined by its fashionable Georgian architecture, it also features several notable buildings of the Victorian and Edwardian period built during the 19th and early 20th centuries. As a result, the street is composed of layers of styles depicting the architectural evolution of the street creating an attractive and dynamic historic streetscape. There is a clear uniformity of scale and height across the area with many of the buildings being of a smaller scale ranging from three to four storeys which fill any gaps and create a dense urban grain along the street. All buildings have a similar materiality predominantly constructed of red or brown brick and later additions of Portland or Bath stone which brings a sense of variety to the street design.

4.68 Historically, Great Queen Street was composed of aristocratic residences and large townhouses solely for residential living. However, the 19th and early 20th centuries saw significant changes to its urban landscape and the rise of commercial activity. With this many of the grand houses were converted into offices or commercial premises changing the former domestic scale to a more commercial character. Ground floor shop fronts were added to terrace houses as well as cafes, restaurants and businesses contributing to its vibrant, bustling atmosphere and retail character.

4.69 There is a prevalence of ground floor shopfronts which were added in the late 19th and early 20th centuries. The historic shopfronts are of a traditional form and typology of timber casing with large glass plates, entablature, fascia boards and some consisting of decorative frieze. Given their retail and commercial use, the shopfronts are good illustrative examples of the growth and evolution of Great Queen Street transition from a residential character to a hub of commercial activity, thus demonstrating their importance within the area.

4.70 A key landmark of the area is the Freemasons Hall which is prominently



Figure 4.11. Views looking north-east along Great Queen Street.



Figure 4.12. Views looking south-west along Great Queen Street.



Figure 4.13. Prominent landmark, Freemasons Hall.

positioned at the southern end of Great Queen Street at the junction to Wild Street. Its grand facade displaying a mix of Neo-Classical architecture and Art Deco design dominates views from the east along Long Acre. Furthermore, the scale and polygonal form of the structure makes it the largest building within the sub-character area and one that holds an important historic and visual relationship to other nearby buildings.

4.71 Other views of the character area are offered up and down Great Queen Street rendering the historic streetscape of eclectic styles and from Kingsway and Drury Lane. There are also areas of Great Queen Street which offer pedestrianised zones for example the pedestrian space east of the junction between Great Queen Street and Wild Street. Also, due to the narrow width of the Great Queen Street, there is limited vehicular traffic which provides a pleasant experience for visitors to enjoy the surroundings as well as engage in commercial activity without vehicular congestion and noise. This further enhances the commercial character and lively atmosphere of the area and allows for an appreciation of the historic facades and key landmarks.

Summary

4.72 Great Queen Street Character Area is of significance due to the retention of historic buildings featuring a variety of architectural styles from the Georgian era through to the Edwardian period, similarly demonstrating the architectural evolution and growth of the area. Many of the buildings are in their original design and form, and particularly prominent is the elegant Georgian facade, which creates a diverse and attractive streetscape. Whilst there are differences in style and materiality, there is a large degree of harmony by way of height and scale contributing to the channelled vistas of the street. The character of the area has notably shifted from residential to commercial, boasting a lively and bustling atmosphere which defines its character and appearance and demonstrates the evolution of the area and the growth of city of London.



Figure 4.14. Great Queen Street looking towards Freemasons Hall, July 1955. Source: Historic England Red Boxes.



5. Assessment of Proposals

- 5.1 The heritage legal and planning policy relevant to the consideration of the application proposals set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.
- 5.2 In accordance with paragraph 194 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 4 of this report.
- 5.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 195). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals.
- 5.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 190).
- 5.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 199) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.
- 5.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 202), or substantial (paragraph 201). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 199). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 206, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

The Proposals

- 5.7 The application proposals comprise:
- Application for works to a listed building including internal refurbishment*

and alterations to all floor levels and minor refurbishment works to the front door.

Impact of Application Proposals

Impact on 31 Great Queen Street (the Site).

- 5.8 Externally, the proposals are minimal, retaining the existing character and significance afforded to the main entrance, which is largely original although in a poor state of repair, with multiple alterations for locks and access panels, signage added, missing handle and displaying a lack of maintenance of the timber. The proposals seek to refurbish and repair where necessary the outer timber doors and the internal glazed doors with fanlight, and pin them open during operational hours. The brass and ironmongery shall be replaced on a like for like basis to retain and enhance the existing character and aesthetic of the main entrance. Finally, the proposals add full length timber panels into the reveals of the granite entrance portico, these panels have been sympathetically designed to respect the depth of the reveals and the character of the timber external doors, allowing for previous alterations for signage and access panels that have been crudely repaired to be covered up in a sympathetic manner, offering an overall improvement to the character of the main entrance.
- 5.9 Please note, as per the proposed elevation plan, the treatment to the unit associated with 30 Great Queen Street shall be treated as part of a separate application in conjunction with Masonic Charitable Foundation’s tenant.
- 5.10 The majority of the works are focused internally. The following paragraphs go through the proposals in detail, floor by floor, considering potential impacts to the fabric and historic integrity of the designated heritage asset.
- 5.11 The entrance ground floor lobby is a small area featuring original terrazzo wall finishes which are to be retained, maintaining the existing character presented in this space. However, the full height panels by the main door are proposed to be overclad with timber panelling, this work will be undertaken with no alteration proposed to the terrazzo and will be fully reversible, with the material able to be uncovered at a later date if preferred. However this proposal is key, as it presents an opportunity for the fire alarm panel, which ought to be as close as possible to the main entrance for emergency service access, to be embedded within the timber panelling whilst conserving the terrazzo in situ. This proposal creates a more functional and safe space, and it also breaks up the aesthetics of the space with varying material palettes, contrasting the terrazzo with the timber throughout the building and inviting guests further into the lobby space.
- 5.12 The current floor finish to the main entrance lobby is modern tiles and a small area of matwell by the main door, presenting a utilitarian feel upon

entry to the building. The proposals in this location is to add a greater area of matwell by the main entrance door, offering a more durable material to combat increased use and add a level of protection to the new flooring from weathering. Careful removal of the tiles will not impact the retained fabric, and replacement with a timber parquet flooring would present an enhancement by complimenting the current aesthetics of the building’s character. The new timber parquet flooring will be extended into the life-cart to ensure a cohesion throughout the building. Similarly replacing the light fixtures, using the existing services will offer an enhancement to the quality of the buildings’ aesthetic character in this area.

- 5.13 Although the office lobbies have previously been altered and extended when the offices have been remodelled, the treatment for the office lobbies in this proposal is relatively uniform, seeking to present a unified characterful space on each floor. This will largely include refurbishment of the existing terrazzo with patch repairs where necessary with like for like materials and refurbishment of the existing lobby glazed doors with a similar French polish method as discussed below regarding the first floor timber treatment. Overall, the fabric in these areas will largely be retained, supporting the preservation of the significances within the building and the architectural quality that the communal areas and staircase contributes.
- 5.14 The first floor of the building is the principal space of the building, where a large proportion of the historic and architectural significance is derived, as the offices of the Royal Masonic Trust for Girls and Boys. This floor has an internal mansard style ceiling that allows for tall windows which is then intersected with elliptical barrel soffit that supports the weight of the ceiling onto piers either side, with dropped ceiling sections in between the arches. The ceiling is largely intact except for where the later addition screening is secured with a bressummer-type beam spanning the length of the room.
- 5.15 The room is divided on one side with a long row of timber panels with timber joinery details to match those seen in the lobby areas and similarly glazed with reeded panes, creating small room dividers, similar to Edwardian banking screens. Historic plans highlight dividers would have most likely been on both sides of the room, however these have been removed in the past 20 years to allow for a more open plan space. Following pre-application discussions with the Local Planning Authorities Conservation Officer, the lower portions of the timber panels effectively making independent offices are to be retained. Some sections which have previously been altered, around the entrance into the room forming a reception style, will be removed. However this localised loss is considered minimal due to the lack of integrity of the panels in this location. The remaining timbers will be preserved and refurbished to preserve the historic fabric, as well as the historic and architectural significances derived from this space. The overall conditions of the timbers however are in poor repair, with several layers of varnish and unsuitable treatments being applied, therefore this proposal

	seeks to carefully strip the panels and French polish them, in accordance with the methodology statement submitted along with this application. This treatment will create a well maintained space that is sympathetic with the conservation of the panelling, enhancing the overall character of the room and its historic interest.		chasing out was undertaken with appropriate materials. This will allow for the open plan character to be better revealed and the previous alterations made to the lobby entrance, i.e. extending the built line to accommodate the WC, to be reverted making the lobby entrance uniform across the office floors as originally intended. The second floor mezzanine (half floor accessed from stair core) is also proposed to be incorporated into these proposals, the existing WC unit will be minimised with potential for a small kitchenette style unit, using existing drainage and plumbing requiring no additional chasing out.		later addition as evidence by the change in terrazzo material, will also be blocked up to create a more uniform office space with a better utilisation of space. Whilst this is considered localised loss of historic fabric with a small element of harm, the doors shall be stored within the building or within the Masonic Archives for potential use elsewhere within the building in the future.
5.16	In addition, the panelling has been altered to create a more compartmental style than was originally intended; achieved by surmounting glazed screening to the ceiling, often set within the decorative plaster cornicing on the underside of the elliptical barrel arches. This slightly awkward relationship suggests that the glazed screening was added at a later date. The glazing does display a variety of joinery profiles which suggests that it was added in stages rather than as a single phase of alteration. The screens were added at a stage of wider technological upgrades to the office spaces such as the result of introduction of more telephones in office environments in the early-mid 20th century. Adding the glazed screening was an effective way of soundproofing the individual spaces, whilst still allowing light to traverse across the floor, particularly given the central corridor floorplan otherwise with no access to natural light. Whilst there is little evidence of when the upper screens were added, it is estimated they do not form part of the original phase of development, and that they were added in the early-mid 20th century.	5.20	Another element is the insertion of a replacement ceiling raft to conceal the existing FCUs and ventilation ductwork. From a heritage perspective, the ceiling in this location has already been significantly altered, therefore there is minimal impact on the historic fabric and offers the opportunity for an honest and contemporary addition, that allows the Site to function efficiently. Furthermore, as outlined on page 33 of the DAS, the ceiling height will not alter, retaining the proportions afforded to the existing windows.	5.25	The connecting staircase between the third floor and fourth floor is also proposed to be refurbished with a fire grade glazed screen, to allow for more natural light to access these areas as well as increased safety measures. This does not impact any historic fabric, but does help the continued use, function and safety of the building, in line with current building regulations.
5.17	The proposal in this instance seeks to remove the additional glazed panels surmounted on top. This will incur some localised loss of fabric, however, the panels are in poor condition and are not the original configuration, therefore it is considered this intervention is not harmful and has benefits in repairing and reinstating the ceiling as a principal feature within the room. During these works, the lower level panelling will be boxed out and protected, ensuring no adverse damage during this light touch demolition phase.	5.21	As highlighted during pre-application discussions, the small divided rooms to the front (east) of the building were created with functional fireplaces, possibly for visitors or directors of other businesses in the building, giving a sense of increased status to this area. To retain this significance, the proposals have been amended to retain two separate spaces so that the integrity of the historic floorplan is maintained. This is achieved by removing one of the dividing walls and doorways, which will incur a small localised loss of fabric, however creates a more functional space that allows for more natural light to traverse through the office space.	5.26	The fourth floor contains very little historic fabric in this location, with the attic floor previously been added at a later date and then adapted to form a kitchen. The proposals seek to create a more functional space in this location and make good areas which have been compromised by previous interventions. Achieved by stripping out the modern kitchen and vinyl flooring and replaced with a new timber floor, to allow for a more holistic and cohesive design approach to be present throughout the building, enhancing the quality of the space. Proposals also include upgraded lighting and services within this area, again as this floor was a later addition, there is minimal impact to historic fabric in this location.
5.18	The rear directors offices are also proposed to be refurbished with the existing timber parquet flooring is in poor condition and has previously been covered over with carpet. Therefore the proposals are to relay an engineered timber floor. Similarly this will incur a small amount of localised loss, however the high quality timber floor replacement will be an enhancement to the space. During the works, the marble fireplaces and decorative panelling will be protected and retained to preserve the character of these offices.	5.22	Investigations have shown the original timber parquet floor in this area is of good condition, therefore the proposals seek to lift and relay the floor, repairing with like for like materials where necessary and with the addition of new trunking on the perimeter. This holistic and fabric first approach will help retain the principal historic significances derived from this area of the building.	5.27	Regarding proposals in the basement, these spaces have previously been altered to accommodate plant, the lift and functional storage spaces, with no surviving historic features or significant fabric. Therefore, whilst proposals to insert showers and changing spaces require additional chasing out, these has a minimal impact to the historic integrity of the building. The basement has also previously been fitted out with Asbestos-containing Materials, the proposals also include the safe removal of these materials, ensuring any historic fabric is recorded, lifted and re-laid. The overall proposals in this location seek to enhance the quality and character of the building which helps support the commercial viability and vitality of the property, ensuring the continued use and conservation of the designated heritage asset.
5.19	The second floor has previously been altered to incorporate a large toilet block which altered the floor plan but also impacted the line of the lobby doors, with them now sunk into the wall. The second floor has also been retrofitted with modern plasterboard to conceal ventilation and services, overall resulting in a space which feels far less significant than the first floor. The main structural proposal on this floor is to relocate the WC block to the basement and make good where necessary where any previous	5.23	The third floor lift lobby is another area of concentrated works, which proposes to tidy up the previous alterations that have occurred when the lift controls were inserted and the fourth floor added. This proposal, similar to the reception area will preserve the terrazzo dado wall covering in situ and overlaid with timber panelling, to create a more unified and tidy space, that enables the entry points into the office space to be clearly marked instead of being confused with emergency fire exit doors from the fourth floor.		<i>French Polishing Timber Treatment</i>
		5.24	This proposal will remove one of the original glazed doors and replace with fire grade door, for safety which will be concealed within the proposed timber panelling. The secondary entrance to the lobby, which is also a	5.28	As noted throughout the impact assessment, the proposals seek to refurbish the historic timber panelling and joinery throughout the building, to allow for the historic fabric to be at the forefront of the character of the space. Therefore the proposals are looking to carefully strip and French Polish the timbers in accordance with the methodology statement provided by LS Surface Repairs and submitted in support of this application.
				5.29	There is a small area of panelling, behind the reception, which is due to be removed due to its altered condition. Therefore, was considered an

appropriate place to undertake small sample areas of French Polishing to ensure the quality and methodology was appropriate for the works without sustaining any adverse impact to the historic timber and that the overall finish was high quality to preserve the character of the listed building. Examples of the works undertaken are shown in Figures 5.1 and 5.2.

- 5.30 It is considered the effect of the French Polishing to be appropriate treatment in terms of conservation of the timber, therefore the proposal seek to extend this methodology to the larger areas of panelling in the Director's offices and the compartmentalised spaces on the first floor, as well as the life lobbies, as shown in Figures 5.3 and 5.4.

Impact on the Surrounding Designated Heritage Assets

- 5.31 As the proposals are largely internal, the impact to the surrounding listed buildings and the wider Seven Dials Conservation Area is limited and preserves the setting of the designated listed buildings and the character and appearance of the conservation area. Externally, the proposals retain the existing entrance doors, repairing and refurbishing where necessary, and replacing the brass and ironmongery on a like for like basis. The proposals seek to line the reveals of the granite entrance portico with timber panels, creating a tidy aesthetic as this area has been altered many times and crudely repaired in places, which offers an enhancement to the quality of the street frontage of 31 Great Queen Street. Crucially, the symmetry formed between numbers 30 and 31 Great Queen Street shall be retained, which ultimately retains and enhances the character and presence of the listed building within the streetscape.
- 5.32 Please note, as per the proposed elevation plan, the treatment to the unit associated with 30 Great Queen Street shall form a separate application in conjunction with Masonic Charitable Foundation's tenant.

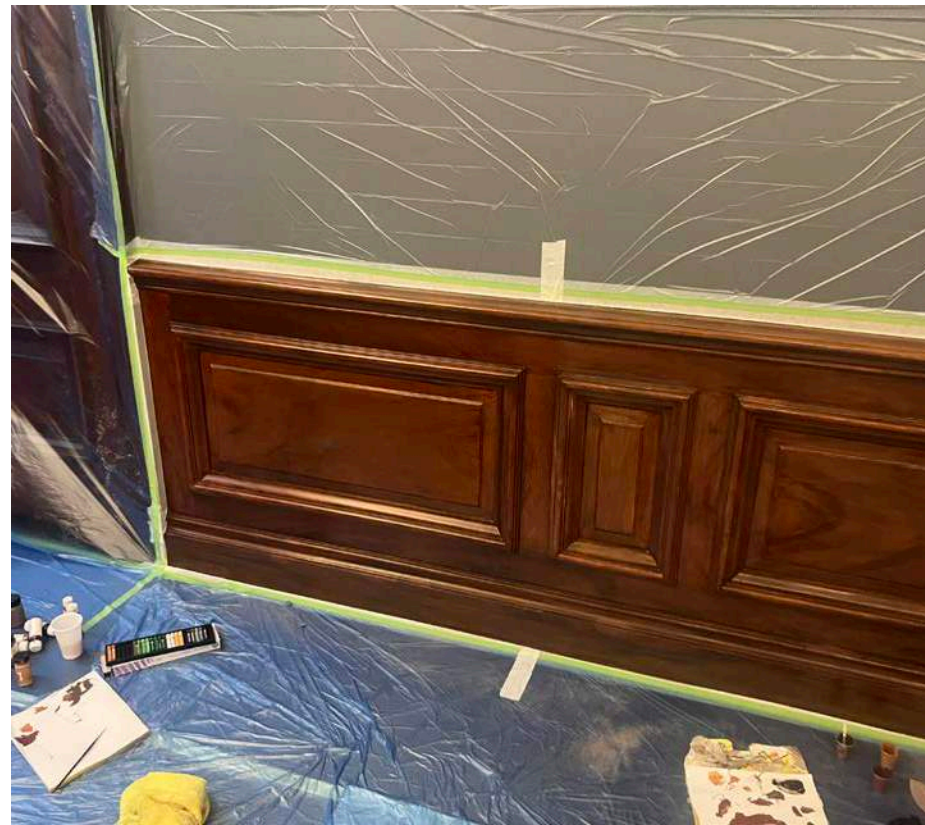


Figure 5.1 - Sample of French Polishing.

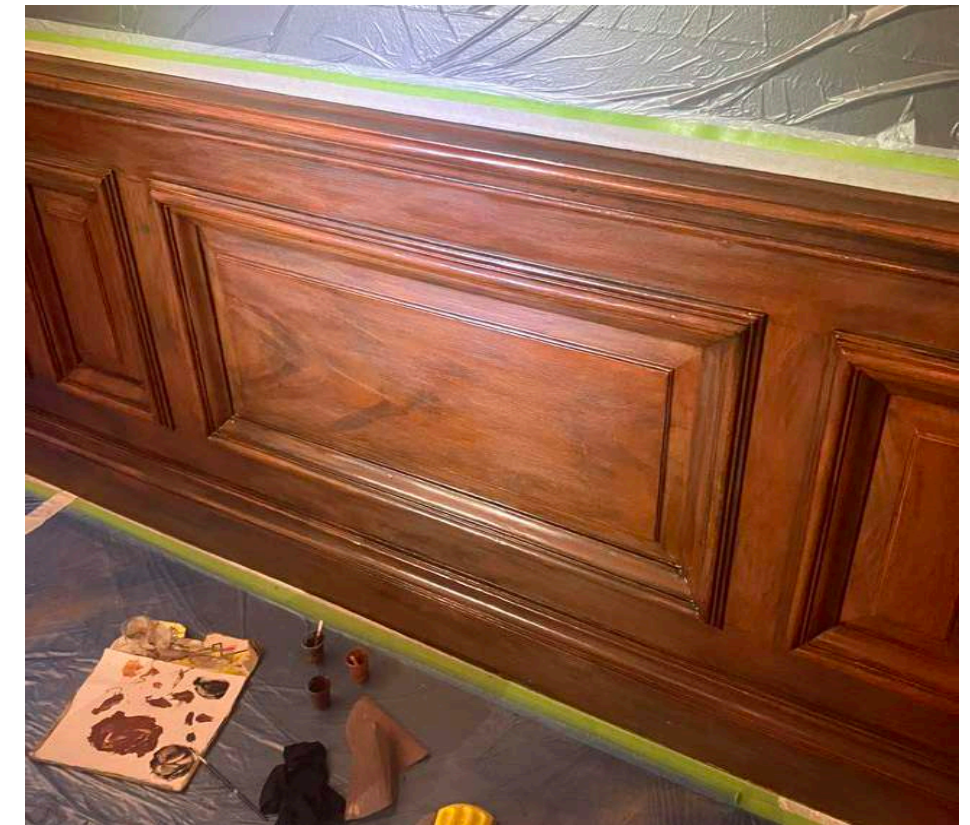


Figure 5.2 - Sample of French Polishing.



Figure 5.3 - First floor timber panelling, location for majority of French Polishing work.

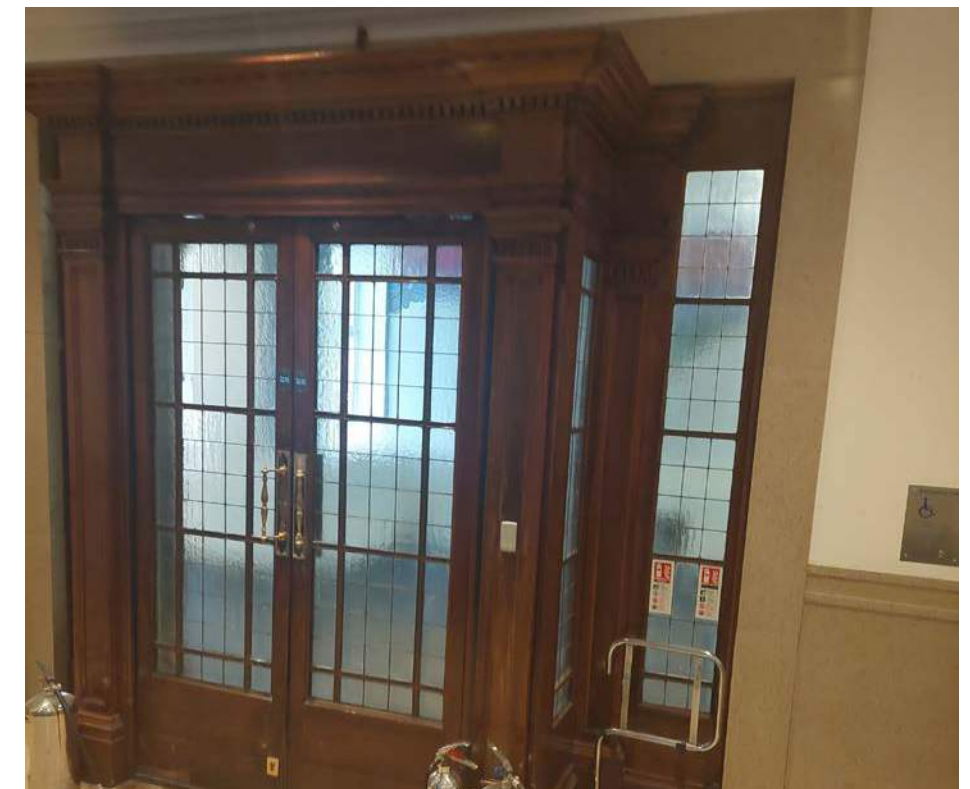


Figure 5.4 - Office floor lobby doors, which will also be subject to French Polishing.

Considerations against Legislation and Policy

Statutory Duties

- 5.33 The Planning (Listed Buildings and Conservation Areas) Act 1990 places duty upon the decision maker in determining applications for planning permission and Listed Building Consent to have special regard to the desirability of preserving the character and appearance of conservation areas and a special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.34 This statement has identified the significance of the designated and non-designated heritage assets which could be affected by the application proposals and concludes that the proposals preserve the character of the building and the character and appearance of the conservation area.

NPPF (2023)

- 5.35 The significance of the heritage assets (both designated and non-designated), as required by paragraph 194 of the NPPF, has been set out in Section 3 of this report. In accordance with paragraph 197 of the NPPF, the application proposals will sustain the significance of heritage asset whilst ensuring a viable use consistent with its conservation.
- 5.36 The conservation of heritage assets has, in line with paragraph 199 of the NPPF, been given great weight and provides an opportunity for new development to better reveal the significance of the surrounding heritage assets (paragraph 206). Accordingly, the application proposals are in accordance with the NPPF.

London Plan (2021)

- 5.37 This report has demonstrated that the application proposals have sought to optimise the site capacity through a design-led approach, based on a comprehensive understanding of the surrounding heritage and townscape sensitivities. It has also assessed the visual impacts of the proposed development on these identified heritage and townscape receptors, taking account of and avoiding any harm to the significance of the identified heritage assets and their settings. The proposals will conserve the significance of the identified heritage asset and are therefore are in full accordance with Policies D1, D3 and HC1 of the London Plan 2021.

Camden Local Plan (2017)

- 5.38 Camden’s 2017 Local Plan, Policy D2 Heritage states applications regarding listed buildings will need to demonstrate that any substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or the application will not be permitted. Considering this, the application detail in the Design and Access Statement, Heritage Statement and supportive methodology statements demonstrates the consideration of heritage at the forefront of decision making and largely preserves the significances of the listed building.

6. Conclusion & Summary

- 6.1 In accordance with paragraph 189 of the National Planning Policy Framework (NPPF), the significance of the designated and non-designated heritage assets which have the potential to be affected by future development has been described in this heritage statement.
- 6.2 Overall, the proposals are largely regarding the internal character and features of no. 31 Great Queen Street, as a result, the proposals will therefore retain and enhance the significance of the nearby designated heritage assets, including those who would be considered part of the setting or share a historic relationship with the building, such as the grade II* listed Freemason's Hall and The Grand Connaught Rooms. Furthermore, the external proposals will retain and enhance the character and appearance of Seven Dials Conservation Area.
- 6.3 As highlighted within Section 5, the proposals are largely internal and have been considered to ensure the historic significance and integrity is retained, allowing for a refurbished contemporary space that allows for the historic character to be at the forefront of the space, and ensuring the interventions are appropriate for the fabric. Given this holistic approach, the proposals therefore comply with the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2023, and Camden's Local Plan 2017.

Appendix A: Heritage Planning Policy Context

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law¹ has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits

¹ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas. Similarly, it has also been proven that weight must also be given to heritage benefits.

National Planning Policy

National Planning Policy Framework (NPPF) 2023

The National Planning Policy Framework (NPPF) was revised on 5th September 2023 and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the ‘golden thread’ which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets , as set out in paragraph 11 of the NPPF. Within section 12 of the NPPF, ‘Achieving well-designed places’, Paragraphs 126 to 136, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 189-208, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance .

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local

character and distinctiveness;

- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 191 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 194 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting . Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 195, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 196 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 199 to 204 consider the impact of a proposed development upon the significance of a heritage asset . Paragraph 199 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 202 advises that where a development will cause 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 securing its optimum viable use.

Paragraph 203 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their

significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 207 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

Planning Practice Guidance (NPPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many

cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Historic England Guidance - Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (December 2017).

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents, Historic England has published several core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEAN1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEAN2: Making Changes to Heritage Assets' (25th February 2016) and 'HEAN3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEAN4: Tall Buildings' (December 2015), 'HEA:#N7: Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021), 'HEAN10: Listed Buildings and Curtilage' (21st February 2018) and, 'HEAN12: Statements of Heritage Significance' (October 2019). Collectively, these Advice Notes provide further information and guidance in respect of managing the historic environment and development within it.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step

for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute

to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates ‘Seeing the History in the View’ (2011) and ‘Setting of Heritage Assets’ (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset’s surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a ‘5-step process’ in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEAN1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation

areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 2 (HEAN2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that ‘an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners’ needs is therefore essential’. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset’s compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- Restoration;
- Addition and alteration, either singly or in combination; and
- Works for research alone.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England Advice Note 16 (HEAN 16): Listed Building Consent

HE16: Listed Building Consent provides advice on how to judge whether proposals

require listed building consent and how to make informed applications for this. It also advises on what works are likely to need listed building consent or not, and provides guidance on submitting successful applications.

The note emphasises the importance of understanding the significance of a listed building and where it gains its special interest, and recommends the assistance of heritage professionals to increase the likelihood of a successful listed building consent application, as well as utilising contractors who have experience with historic buildings to carry out works.

It provides a reminder of the relevant policies that are laid out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular sections 7,8 and 9), the NPPF and the PPG. The note’s ‘Annex 1’ provides examples of common scenarios involving proposals of works to a listed building, and advises as to whether or not these would require listed building consent. Additionally, a table of potential proposed works is laid out with guidance as to what would not require an application for listed building consent and what exceptions there are likely to be.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage’s own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that ‘considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment’ (paragraph 25).

Strategic Policy

The London Plan 2021

The new London Plan was adopted in March 2021. The Plan forms part of the strategic Development Plan and sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. It replaces all previous versions of the London Plan.

The concept of Good Growth, growth that is socially and economically inclusive and environmentally sustainable, underpins the new London Plan 2021, ensuring that it is focused on ‘sustainable development’ for future generations.

Policy D1 ‘London’s form, character and capacity for growth’ places a duty on the London Boroughs to define an area’s character at a local level in order to understand its capacity for growth. Policy D1 states that a Borough’s area assessment should cover the urban form and structure the area (for example the existing townscape qualities including building height and density), as well as the historical evolution and the identification of heritage assets, including an assessment of their significance and contribution to local character. Assessments should also identify important views and landmarks.

Policy D3 ‘Optimising site capacity through the design-led approach’ seeks every new development to make the most efficient use of land by optimising its capacity, through a ‘design-led approach’. A design-led approach to optimising site capacity should be based on an evaluation of the site’s attributes, its surrounding context and its capacity for growth to determine the appropriate form of development for that specific site. Good design and good planning are intrinsically linked, with the form and character of London’s buildings and spaces must be appropriate for their location, fit for purpose, respond to changing needs of Londoners, be inclusive and make the best use of the finite supply of land. Development should be designed to respond to the special characteristics of its locality, which could include a predominant architectural styles/building material; architectural rhythm; distribution of building forms and heights; and heritage, architectural or cultural value. In specific regard to heritage, Policy D3 states development should ‘respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character’.

Chapter 7 of the Plan sets out the relevant policies concerning development within the historic environment, stating that the built environment, combined with its historic landscapes, provides a unique sense of place within the city, whilst layers of architectural history provide an environment that is of local, national and international value. The Plan seeks to identify and promote sensitive management of London’s heritage assets, in tandem with the promotion of the highest standards of architecture, maintaining the blend of old and new that contributes to the city’s unique character. Policy HC1: ‘Heritage conservation and growth’ states:

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:
 - 1. setting out a clear vision that recognises and embeds the role of heritage

- in place-making
 - 2. utilising the heritage significance of a site or area in the planning and design process
 - 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

Essentially the London Plan 2021 seeks to celebrate London’s rich history, ensuring the character of an area underpins how it will grow and develop in the future. The Plan encourages the enhancement of the historic environment and looks favourably upon proposals which seek to maintain the significance and setting of the city’s heritage assets.

Local Policy

Camden's Local Plan 2017

Camden’s Local Plan 2017 highlights the rich architectural heritage throughout the area and places great importance on preserving the historic environment, with an expectation that developments will not only conserve, but take opportunities to enhance, or better reveal the significance of heritage assets and their settings.

Policy D2 Heritage states the Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage

asset unless the public benefits of the proposal convincingly outweighs the harm.

Conservation Areas are also highlighted within Policy D2, noting development within conservation areas should preserve the character and appearance or enhance where possible.

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