

Application ref: 2024/0432/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**30 Great Queen Street
London
Camden
WC2B 5BB**

Proposal:

Replacement of awning fabric to shopfront and internal refurbishment of ground floor.

Drawing Nos: A001; A101; A102; A104; A105; A201; A301 rev 001; A302; A401; A402;
A403; A404; A405; A406; A407

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

A001; A101; A102; A104; A105; A201; A301 rev 001; A302; A401; A402; A403; A404; A405; A406; A407

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

The application building is a grade II listed building, dating from 1923-24 and was constructed as the Royal Masonic Institute for Girls. The building's special architectural and historic interest is partly derived from its ornate classical front elevation. At ground floor level the interior is of lesser interest as it has been substantially altered, although the original ceiling still survives above a modern suspended ceiling.

Internally, the fit out retains the existing ceiling above a new suspended ceiling. Existing services and ductwork above the suspended ceiling will be retained which will ensure that there are no alterations required to the surviving historic fabric.

All other internal works consist of replacing modern fittings such as the bar, seating and wall cladding with new.

The only change to the exterior is the replacement of the fabric and company name to the shop awning, the actual mechanism will be retained. This will not significantly alter the appearance of the building.

The special interest of the listed building has therefore been preserved.

A site and press notices were published and Bloomsbury CAAC was consulted. No responses have been received.

The site's planning history was taken into account when arriving at this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017 and policy D5 of the Draft New Camden Local Plan (January 2024). The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer