

Application ref: 2023/5175/L  
Contact: Alan Wito  
Tel: 020 7974 6392  
Email: Alan.Wito@camden.gov.uk  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

CBRE  
Henrietta House  
London  
W1G 0NB  
United Kingdom

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**30-31 Great Queen Street**  
**London**  
**Camden**  
**WC2B 5AE**

Proposal:

Works to front door and internal alterations at all levels associated with office refurbishment, including removal of partitions and provision of cycling facilities.

Drawing Nos: 433(SP)100 PL1; 433(EX)099 PL1; 433(EX)100 PL1; 433(EX)101 PL1; 433(EX)102 PL1; 433(EX)102M PL1; 433(EX)103 PL1; 433(EX)104 PL1; 433(EX)200 PL1; 433(EX)201 PL1; 433(EX)300 PL1; 433(GA)200 PL1; 433(GA)201 PL2; 433(GA)300 PL2; 433(DE)099 PL1; 433(DE)100 PL1; 433(DE)101 PL3; 433(DE)102 PL1; 433(DE)102M PL1; 433(DE)103 PL2; 433(DE)104 PL1; 433(DE)105 PL1; 433(GA)099 PL1; 433(GA)100 PL1; 433(GA)101 PL2; 433(GA)102 PL1; 433(GA)102M PL1; 433(GA)103 PL2; 433(GA)104 PL1; 433(RCP)099 PL1; 433(RCP)100 PL1; 433(RCP)101 PL1; 433(RCP)102 PL1; 433(RCP)102M PL1; 433(RCP)103 PL1; 433(RCP)104 PL1; 433(CO)101 PL2; 433(CO)201 PL2; 433(CO)202 PL2; 433(CO)203 PL1; 433(FF)099 PL1; 433(FF)100 PL1; 433(FF)101 PL2; 433(FF)102 PL2; 433(FF)102M PL1; 433(FF)103 PL2; 433(FF)104 PL1; 433(ID)210 PL3; 433(ID)211 PL1; 433(ID)220 PL1; 433(ID)240 PL1; 433(ID)241 PL1; 433(ID)400 PL1; 433(ID)401 PL1; 433(ID)402 PL1; 433(ID)403 PL1; 433(ID)404 PL1; 433(ID)405 PL1; 433(ID)406 PL1; 433(WC)100 PL1; 433(WC)101 PL1; 433(WC)102 PL1; 433(WC)103 PL1; 433(WC)104 PL1; 433(WC)105 PL1; 433(WC)106 PL1; 433(WC)107 PL1; 433(WC)108 PL1; 433(WC)109 PL1; 433(WC)110 PL1; 433(WC)200 PL1;

433(WC)201 PL1; 433(WC)202 PL1; 433(WC)203 PL1; 433(WC)204 PL1;  
433(WC)205 PL1; 433(WC)206 PL1; 433(WC)207 PL1; 433(WC)208 PL1;  
433(WC)209 PL1; 433(WC)210 PL1; 433(WC)212 PL1; 433(WC)213 PL1;  
433(WC)214 PL1; 433(WC)215 PL1; 433(WC)216 PL1; 433(WC)217 PL1;  
433(WC)218 PL1; 433(WC)400 PL1; 433(WC)401 PL1; 433(DD)101 PL1; 433(DD)102  
PL1; 433(DD)103 PL1; 433(DD)104 PL1; 433(ST)100 PL2; 433(ST)110 PL1;  
433(SD)500 Proposed Door Schedule Rev T1; LS Surface Repairs Risk & Method  
Statement;

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:

433(SP)100 PL1; 433(EX)099 PL1; 433(EX)100 PL1; 433(EX)101 PL1;  
433(EX)102 PL1; 433(EX)102M PL1; 433(EX)103 PL1; 433(EX)104 PL1;  
433(EX)200 PL1; 433(EX)201 PL1; 433(EX)300 PL1; 433(GA)200 PL1;  
433(GA)201 PL2; 433(GA)300 PL2; 433(DE)099 PL1; 433(DE)100 PL1;  
433(DE)101 PL3; 433(DE)102 PL1; 433(DE)102M PL1; 433(DE)103 PL2;  
433(DE)104 PL1; 433(DE)105 PL1; 433(GA)099 PL1; 433(GA)100 PL1;  
433(GA)101 PL2; 433(GA)102 PL1; 433(GA)102M PL1; 433(GA)103 PL2;  
433(GA)104 PL1; 433(RCP)099 PL1; 433(RCP)100 PL1; 433(RCP)101 PL1;  
433(RCP)102 PL1; 433(RCP)102M PL1; 433(RCP)103 PL1; 433(RCP)104  
PL1; 433(CO)101 PL2; 433(CO)201 PL2; 433(CO)202 PL2; 433(CO)203 PL1;  
433(FF)099 PL1; 433(FF)100 PL1; 433(FF)101 PL2; 433(FF)102 PL2;  
433(FF)102M PL1; 433(FF)103 PL2; 433(FF)104 PL1; 433(ID)210 PL3;  
433(ID)211 PL1; 433(ID)220 PL1; 433(ID)240 PL1; 433(ID)241 PL1;  
433(ID)400 PL1; 433(ID)401 PL1; 433(ID)402 PL1; 433(ID)403 PL1;  
433(ID)404 PL1; 433(ID)405 PL1; 433(ID)406 PL1; 433(WC)100 PL1;  
433(WC)101 PL1; 433(WC)102 PL1; 433(WC)103 PL1; 433(WC)104 PL1;  
433(WC)105 PL1; 433(WC)106 PL1; 433(WC)107 PL1; 433(WC)108 PL1;  
433(WC)109 PL1; 433(WC)110 PL1; 433(WC)200 PL1; 433(WC)201 PL1;  
433(WC)202 PL1; 433(WC)203 PL1; 433(WC)204 PL1; 433(WC)205 PL1;  
433(WC)206 PL1; 433(WC)207 PL1; 433(WC)208 PL1; 433(WC)209 PL1;  
433(WC)210 PL1; 433(WC)212 PL1; 433(WC)213 PL1; 433(WC)214 PL1;  
433(WC)215 PL1; 433(WC)216 PL1; 433(WC)217 PL1; 433(WC)218 PL1;  
433(WC)400 PL1; 433(WC)401 PL1; 433(DD)101 PL1; 433(DD)102 PL1;  
433(DD)103 PL1; 433(DD)104 PL1; 433(ST)100 PL2; 433(ST)110 PL1;  
433(SD)500 Proposed Door Schedule Rev T1; LS Surface Repairs Risk &  
Method Statement;

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 by ER Barrow and was originally designed as the Royal Masonic Institute for Girls. Its special interest come from its external façade, the internal layout and features (especially on the first floor) and its connections with the surrounding area, including the Freemason's Hall.

The proposed works seek to refurbish and modernise the office space to the interior.

Generally the works retain and repair historic fabric with new services replacing the existing. The services are fitted in a reversible manner without causing significant damage to historic fabric.

On the first floor there are historic panelled screens in the main hall area. These are of interest and retained, however the upper glazed sections are removed. The date of the glazed screens are unclear, although they are of some age. However, they have been fitted so they conceal decorative features on the ceiling, which is one of the most important parts of this space. By removing the upper screens the decorative ceiling is better revealed.

One section of the panelled screens is relocated mounted to a wall. The screen has been previously moved and by retaining it in the main space, its association with this area is maintained.

Where new bathrooms and end of trip facilities are provided, these are generally in heavily altered areas of lesser significance.

A site notice and press noticed for published. Bloomsbury CAAC were consulted directly. Five objections were received from individuals, and a comment from the Covent Garden Community Association in relation to noise from the existing roof terrace on the building. As the terrace is existing, and no changes are proposed to it, planning permission is not required for the works. For this listed building consent application, the only considerations that can be taken into account are the impact on the special interest of the listed building, and not amenity concerns.

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](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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

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