

28 February 2025

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Planning - Development Control,  
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Dear Sir / Madam,

**De Vere Grand Connaught Rooms, 61-65 Great Queen Street, Camden, London, WC2B 5DA  
Listed Building Consent Application**

On behalf of De Vere Grand Connaught Rooms Ltd, I write to submit a Listed Building Consent application for the replacement of the existing front doors at the De Vere Grand Connaught Rooms. This application has been submitted via the Planning Portal (ref. PP-13746213).

Listed Building Consent is sought for:

*“The replacement of the front doors and any associated works”.*

Please find enclosed the following documents and drawings which are submitted in support of the planning application:

- Completed Application Form;
- Covering Letter, prepared by Savills Planning;
- Heritage Statement, prepared by Orion Heritage Ltd;
- Location Plan, prepared by Studio Lurot (drawing no: 004 CR 004);
- Existing Plan, Elevation and Section, prepared by Studio Lurot (drawing no: 004 Cr 001);
- Proposed Plan, Elevation and Section, prepared by Studio Lurot (drawing no: 004 Cr 002); and
- Proposed Door Details, prepared by Studio Lurot (drawing no. 004 CR 003).

**Site and Surroundings**

The De Vere Grand Connaught Rooms is an important event venue, offering various spaces for a wide range of conferences, exhibitions, meetings, training and weddings. It is located in central London, surrounded by a variety of uses. Both Holborn and Covent Garden tube stations are within a 5-minute walk.

The Grand Connaught Rooms is a Grade II\* listed building and an important heritage asset. The Historic England listing notes its designation for its architectural, historic and group value. Most notably, this includes its use and design as the Freemasons' Tavern, the site of Britain's first Grand Lodge, and for the numerous events that took place there including the founding of the Anti-Slavery Society and the Football Association; and with the adjoining Masonic Hall, listed Grade II\*. The Site has since gone through various iterations to arrive at the structure seen today.

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The Site is situated within the Seven Dials Conservation Area, Sub Area 2-Great Queen Street, and is in proximity to the Covent Garden Conservation Area. It is also situated in London Suburbs Archaeological Priority Areas outlined by Camden's Local Plan (adopted July 2017).

### Relevant Planning History

A desktop search of the Camden Borough Council online planning register reveals a number of applications of relevance to the Site. This is summarised in Appendix 1.

Works have included alterations to the ground floor frontage, including improvements to the existing main entrance from 1985 (ref. 8501556), along with various other refurbishments, signage works, air conditioning installation and change of use.

### Replacement Doors (Schedule of Works)

This application seeks listed building consent for the replacement of both sets of front doors at the De Vere Grand Connaught Rooms. The replacement is proposed to facilitate easier access into the building, particularly for visitors using a wheelchair and visitors accessing the Site with large bags. A photo of the existing doors (and existing wheelchair lift) is provided in Figure 1 below.

More specifically, this application seeks consent for the following works:

- Removal of both sets of existing front doors;
- Replacement of both sets with automatic sliding doors;
- Installation of manifestation, such as the De Vere Logo, on the new doors, as per the existing;
- Minor areas of making good, as per existing, where the installation of the doors disrupts the building fabric.

Further details can be found on the submitted Drawings and within the Heritage Statement.

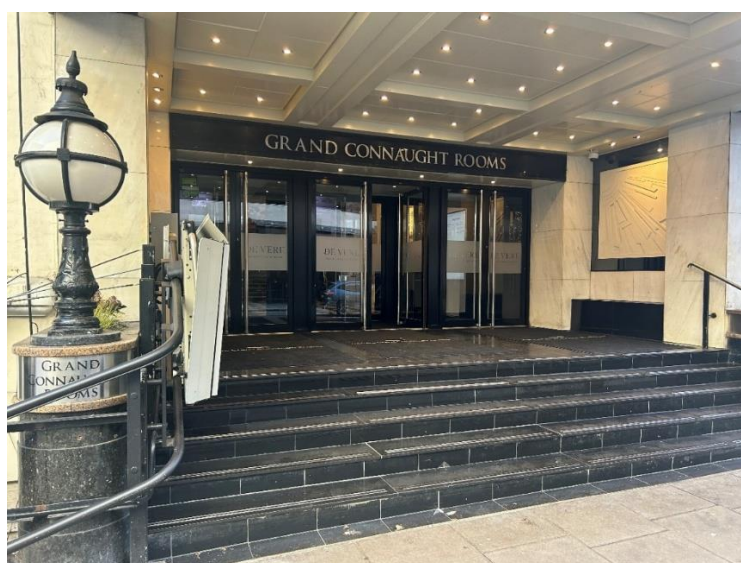


Figure 1: De Vere Grand Connaught Rooms Existing Doors

## Key Planning Considerations

### *Principle of Development*

The replacement of both sets of existing doors is proposed to facilitate easier access into the Site for both visitors with mobility issues and / or using a wheelchair and visitors with large bags. The proposed doors are not considered to materially affect the external appearance of the building. Whilst they are semi-automatic, they will be similarly glazed, of a similar size, will utilise similar colours, and will incorporate the same glass manifestation (frosting and design).

Local Policy C6 sets out that the Council will seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. It is clear that the Council will expect all buildings to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all. As per Figure 1 above, the Site already incorporates a wheelchair stair lift to ensure wheelchair users can access the Site through the main entrance. The proposed doors seek to further improve the accessibility of the Site by making the route through the doors easier and free from obstruction. This will ensure that all users of the De Vere Grand Connaught Rooms can access the Site easily and with dignity, in full accordance with Policy C6.

### *Heritage Impact*

National Planning Policy Framework (2024) ('NPPF') paragraph 202 sets out that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. 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 (Paragraph 207). A Heritage Statement has been prepared by Orion, which describes the historical context of the Site and its significance, alongside any other heritage assets within the vicinity.

Camden's Local Policy D2 (Heritage) sets out that the Council will preserve and, where appropriate, enhance the boroughs rich and diverse heritage assets and their settings, including conservation areas and listed buildings. In relation to listed buildings, Policy D2 (Heritage) states that the Council will resist proposals for alterations where this would cause harm to the special architectural and historic interest of the building; and resist development that would cause harm to significance through an effect on its setting. In relation to conservation areas, the Council will require that development within conservation areas preserves, or where possible, enhance the character or appearance of the area.

A Heritage Assessment has been prepared by Orion, which should be read in conjunction with this covering letter. The Assessment considers the impact of the replacement doors on the grade II\* listed Grand Connaught Rooms, and other heritage assets within the vicinity in line with NPPF paragraph 207.

In terms of the impact on the listed building, it concludes:

*"The proposed works are to replace the existing main entrance doors to the Grade II\* Listed Grand Connaught Rooms. Although the existing doors are not original, they are considered appropriate and sit comfortably within the existing interior and exterior of the building.*

*The proposed doors will facilitate easier and safer ingress and egress from the building. They will reflect the design of the existing doors in detail and materials and be no more impactful than the current doors.*

*The impact of the proposed works has been considered. It has been taken into consideration that the doors being replaced are part of the works carried out in 1985, and, as a result of which, have negligible architectural value. As a result, their loss causes no harm to the significance of the building.*

*However, the detail and material of the existing doors sits comfortably within the main entrance, thus it has been used as the basis for the proposed doors. These facilitate inclusive access, particularly in relation to the existing wheelchair lift. These public benefits are discussed in the planning note submitted separately with this application”.*

In summary, the heritage statement considers the proposed replacement doors as no more impactful than the current doors. The replacement is proposed to improve access into the Site, particularly for visitors with mobility issues and / or who use a wheelchair, and will enhance inclusivity, in line with local policy C6 (as set out above). It will maximise opportunities for all types of visitors to engage with and enjoy the heritage asset, particularly in its context as an events space, and is considered a public benefit in favour of the development.

In terms of the impact on other heritage assets within the vicinity, to include the Seven Dials Conservation Area, adjacent Covent Garden Conservation Area, Freemasons Hall (Grade II\*) and Kodak House (Grade II), the Heritage Assessment concludes:

*“It was found that, as a result of the largely imperceptible difference between the existing and proposed doors, there was no impact on any other heritage asset.*

For this reason, the proposed replacement doors are not considered to have a detrimental impact on the character or appearance of the Conservation Areas or cause any harm to other heritage assets within the vicinity, in accordance with policy D2. The replacement doors are therefore considered acceptable in heritage terms.

In summary, the heritage impact of the replacement door is considered acceptable with regard for NPPF heritage policies and policy D2.

## **Summary**

This application seeks listed building consent for the replacement of the front doors on the front façade of the De Vere Grand Connaught Rooms. The replacement is proposed to improve accessibility into the Site, particularly for visitors with mobility issues and / or use a wheelchair. As has been set out above, it is considered that the heritage impact of the proposal is acceptable, both with regard for the Grade II\* listed heritage asset and other heritage assets within the vicinity of the Site.

I look forward to receiving confirmation that the application has been validated but in the meantime please do not hesitate to contact me should you have any queries.

Yours sincerely

**Eleanor Cannon**  
**Savills Planning**

## Appendix 1: Planning History

Address / Ref	Proposal	Status / Date
<b>2010/5994/L</b> 61-65 Great Queen Street London WC2B 5BZ	Internal refurbishment of existing basement bar space (Class A4).	09-11-2010  Granted
<b>2010/5993/L</b> 61-65 Great Queen Street London WC2B 5BZ	Replacement of existing sign above emergency door with a halo illuminated sign panel.	09-11-2010  Granted
<b>2010/5992/A</b> 61-65 Great Queen Street London WC2B 5BZ	Installation of a halo illuminated sign panel above emergency door to restaurant.	08-11-2010  Granted
<b>2010/5987/A</b> 61-65 Great Queen Street London WC2B 5BZ	Installation of an internally illuminated fascia sign, numbered light shades and menu cases to main entrance of restaurant.	08-11-2010  Granted
<b>2006/1521/L</b> Sway 61-65 Great Queen Street London WC2B 5BZ	Retention of 2x pvc banners at ground floor level on each side of existing canopy projection at the front entrance of the existing restaurant (A3 use), 2x planter boxes and 2x tubs and 2x internally illuminated replacement menu boxes.	20-04-2006  Granted
<b>2006/1520/A</b> 61-65 Great Queen Street London WC2B 5BZ	Retention of 2x pvc banners at ground floor level on each side of existing canopy projection at the front entrance of the existing restaurant (A3 use).	20-04-2006  Granted
<b>PSX0205241</b> Connaught Rooms 61-65 Great Queen Street LONDON WC2B 5B	Installation of additional duct, adjacent to existing flue on the side elevation, as shown on drawing numbers: 2466/100, 101 and HMS/156/201A.	09-12-2002  Granted
<b>PSX0005333</b> THE CONNAUGHT ROOMS 61-65 GREAT QUEEN STREET LONDON WC2	The erection of five additional condensing units and three proposed air supply grilles. The work also includes the alteration of the existing extract ductwork on the façade to the service yard, as shown on drawing numbers: Drawing 1150/LP (location plan) Drawing 1150/WD11, Rev C, dated September 2001 Drawing 1150/WD10,	04-10-2001  Granted

	Rev I, dated September 2001 Drawing 1150/WD10d, dated October 2000 Drawing 1150/WD8a, dated September 2000 Drawing 1847/2, dated 22 November 2000 Manufacturers information on Carrier Cassette Alpine 40GKX Manufacturers information on Fujitsu air conditioners Manufacturers information on Fujitsu ducted units split type 7.1kW-17.0kW.	
<b>ASX0005157</b>  THE CONNAUGHT ROOMS 61-65 GREAT QUEEN STREET LONDON WC2	Retention of: (i) one internally illuminated canopy sign and one internally illuminated box sign; and (ii) two menu boxes, as shown on drawing number: 1150/WD9a, Rev A, dated 25/07/ 01.	06-09-2001  Refuse Advert Consent and prosecute
<b>ASX0004213</b>  NEW CONNAUGHT ROOMS 61-65 GREAT QUEEN STREET LONDON WC2B5DA	The retention of the display of 3 flags on flag poles on the front elevation at 1st floor level, as shown by photograph.	22-02-2000  Granted
<b>9580077</b>  61-65 Great Queen Street WC2	The retention of the display of three flags on flagpoles on the front elevation located at first floor level.	18-04-1995  Granted
<b>8501556</b>  61-65 Great Queen Street WC2	Alterations to the ground floor frontage including refurbishment and improvements to existing main entrance and the creation of a new entrance to the proposed cocktail bar. ^ (As shown on drawings numbered 166/13B 14C & 15B)	21-11-1985  Grant full or outline with conditions
<b>8501654</b>  61-65 Great Queen Street WC2	Change of use of part of the existing snooker club into a health centre at basement level. ^ (As shown in drawings numbered 6012/01A 07A 12 & 13).	27-09-1985  Grant full or outline with conditions
<b>8580033</b>  61-65 Great Queen Street WC2	Retention of three flagpoles to the front elevation located at first floor level. ^ Period of Consent 1st April 1985 to 31st March 1990.	14-02-1985  Granted
<b>8480152</b>	The retention of eight flagpoles to the front elevation located at first and second floor level	16-07-1984  Refused

61-65 Great Queen Street WC2		
<b>31741</b> 61-65 Great Queen Street WC2	Erection of a steal boiler flue in the east area between the Freemasons' Hall and the Connaught Rooms.	14-01-1981  Granted