

Application ref: 2025/0885/L
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Savills
33 Margaret Street
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

De Vere Grand Connaught Rooms
61-65 Great Queen Street
Camden
London
WC2B 5DA

Proposal:

The replacement of the front doors

Drawing Nos: Site location plan; Heritage Statement; Cover Letter dated 28 February 2025; Drawings Numbered: 004 CR 001; 004 CR 002; 004 CR 003

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: Site location plan; Heritage Statement; Cover Letter dated 28 February 2025; Drawings Numbered: 004 CR 001; 004 CR 002; 004

CR 003

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 Site and Significance

The Grand Connaught Rooms is a Grade II* listed building in the Seven Dials Conservation Area. 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 chief architectural interest of the building lies in the C19th part of the façade and its interiors.

Proposed Works

Replacement of existing entrance doors.

Impact of Proposed Works on Significance

Historic England has been consulted on the application and has directed the Council to determine as seen fit. The CAAC has no objection to the proposed works although it regrets that the 1930s entrance canopy is not being proposed for removal.

The existing doors date from c.1985. 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). There is no loss of historic fabric and the proposed doors match the general appearance of the existing in terms of scale and proportions.

Section 72(1) of the Listed Buildings Act 1990 directs that "In the exercise of various functions under the Planning Acts in relation to land in conservation areas (including determination of planning applications) the Council is required to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area." The works preserve the contribution which the site makes to the character and appearance of the

Conservation Area.

Section 16(2) of the Listed Buildings Act 1990 (Planning (Listed Buildings and Conservation Areas) Act 1990) directs that "In considering whether to grant listed building consent for any works, the Council is required to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses." The works preserve the special architectural and historic interest of the listed building.

Section 66(1) of the Listed Buildings Act 1990 directs that "In considering whether to grant planning permission for development which affects a listed building or its setting, the Council is required to 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." The works preserve the setting of all neighbouring listed buildings.

The site's planning history has been taken into account when making 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 policies D1 and D2 of the Camden Local Plan 2017. 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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