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Development Management  
Camden Town Hall Extension  
Argyle Street  
London WC1H 8EQ

## Application for Listed Building Consent for alterations, extension or demolition of a listed building

### Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

60 Freemasons Hall, United Grand Lodge Of England

Address Line 1

Great Queen Street

Address Line 2

Address Line 3

Camden

Town/city

London

Postcode

WC2B 5AZ

Description of site location must be completed if postcode is not known:

Easting (x)

530469

Northing (y)

181255

Description

## Applicant Details

### Name/Company

Title

Mr

First name

M

Surname

Hornsby

Company Name

Baily Garner LLP

### Address

Address line 1

146-148 Eltham Hill

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE9 5DY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Matt

Surname

Hornsby

Company Name

Baily Garner LLP

## Address

Address line 1

146-148 Eltham Hill

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SE9 5DY

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Cathodic Protection Installation and repair of glazed brickwork to the Grand Connaught Rooms Lightwell, including the Air Handling Plant Room and associated repairs and decorations to windows and rainwater goods.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II\*
- ☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes  
☐ No

If Yes, please describe and include the planning application reference number(s), if known

Planning Reference 2020/1830/P and 2023/1677/L

The proposals were to repair works to the masonry facades of the front entrance and tower.

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes  
☒ No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes  
☐ No

**If Yes, do the proposed works include**

a) works to the interior of the building?

- ☐ Yes  
☒ No

b) works to the exterior of the building?

- ☒ Yes  
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes  
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes  
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Clean all glazed brickwork using a Doff cleaning, a steam-based system, which is an appropriate method for cleaning the glazed brickwork, using high-temperature steam to remove dirt, grime, and biological matter without damaging the bricks or pointing.

Install a Cathodic Protection (CP) system. The CP system is to arrest on-going corrosion of the steelwork embedded in the glazed brick façades of the Grand Connaught Room Lightwell and the Air-handling Plantroom, which sits at one end of the lightwell.

The installation of the CP System is detailed in the concept design Corrosion Engineering which is included as supporting the application. See document reference: CN22-028-J946-R1777 REV01 FMH Phase 4 Concept CP Design.

The CP system will limit the extent of intrusive works traditionally associated with remedial works to remediate Regent Street Disease where the external cladding needs to be removed to expose and treat the steelwork frame.

Owing to the extent of Regent Street Disease and resulting damage caused to the external glazed brickwork, brickwork repairs will be required and the extent of rebuilding is detailed on the structural engineer's drawings. All brickwork repairs will be undertaken to match the existing brickwork using the existing bricks (where these can be carefully removed intact) or using reclaimed bricks.

Maintenance and redecoration on a like for like basis will be undertaken to protect the existing windows and rainwater goods which are located in the lightwell.

## Materials

Does the proposed development require any materials to be used?

- ☒ Yes  
☐ No

**Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded**

**Type:**

External walls

**Existing materials and finishes:**

Glazed brickwork

**Proposed materials and finishes:**

Glazed brickwork to match existing. Reclaimed bricks will be used to match the existing glazed brickwork elevations. Sample of the proposed brickwork are available on site.

**Type:**

Rainwater goods

**Existing materials and finishes:**

Cast iron rainwater downpipes

**Proposed materials and finishes:**

Cast iron downpipes to match the existing.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes  
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

1. Design and Access Statement and Heritage Statement. (Reference: Job No: 36290 Date: 10 April 2025)
2. Photo Schedule – Glazing Brickwork failures to lightwell elevations, including condition of Windows and rainwater goods.
3. Heritage Statement produced by Heritage Places, dated April 2020
4. Corrosion Engineering Solutions RSD Phase 4 Cathodic Protection Concept Design, including:
  - Building Segments for Phasing Drawing Ref: CN22-028-J733-SK001)
  - Plan View Gridlines Drawing (Ref: CN22-028-J946-SK103)
  - Concept Design Stage Proposed Cathodic Protection Zone Layout Drawing (Ref: CN22-028-J946-SK101)
  - Examples of Photographs of Lightwell Elevations Drawing (Ref: CN22-028-J946-SK 102)

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes  
☐ No

If Yes, please provide details

The Great Connaught Rooms

Details of main contact:

Mike Craig  
Group Finance Director  
The Inspire  
Hornbeam Square West  
Harrogate  
North Yorkshire  
HG2 8PA

mike.craig@dvcompany.com and 01423 853872 or 07951 415935

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes  
☒ No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates

### Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

### Certificate Of Ownership - Certificate A

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.**

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Jonathan

Surname

Whittaker

Declaration Date

10/04/2025

☒ Declaration made



# Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt Hornsby

Date

23/04/2025