

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	03/04/2013
		N/A / attached		Consultation Expiry Date:	02/04/2013
Officer			Application Number(s)		
Rob Tulloch			2013/0504/L		
Application Address			Drawing Numbers		
Freemasons Hall 60 Great Queen Street London WC2B 5AZ			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Revisions to the design of the new anterooms and glass roofs above the 3rd floor level extension into the existing lightwells					
Recommendation(s):		Grant Listed Building Consent			
Application Type:		Listed Building Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>Press notice and site notice – no responses.</p> <p>English Heritage have granted flexible authorisation to determine the application.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC – object. <i>“We do not consider the proposed works or frameless glass canopies to be appropriate for this very fine building, nor do we approve of window glass being replaced with cast iron grilles in such a prominent position.”</i></p> <p>Response: The principle of the glazed canopies was approved under applications 2012/3295/L and 2012/3548/P. Nonetheless, the canopies are set lower down into the lightwells than already consented and would be less visible in any possible external views (see report for full assessment of the proposal). The cast iron grille was also approved under the above applications and does not form part of this current proposal.</p>					

Site Description

This Grade II* listed building dates from 1927-33 and is the central headquarters of English Freemasonry. The building was designed by HV Ashley and Winton Newman and is ingeniously fitted onto its irregular polygonal site. The building is of steel frame construction and faced with Portland stone in a stripped classical style. Internally the main circulation spaces are marble lined and richly decorated with fine bronze and wrought iron work throughout. The building sits within the Seven Dials (Covent Garden) Conservation Area.

Relevant History

Extensive planning history but the following applications are directly relevant:

Planning permission (2012/3548/P) and listed building consent (2012/3295/L) were **granted** on 10 September 2012 for "Extension into existing lightwell area to create additional floorspace at third floor level with frameless glass canopy above, extension into parts of existing lightwells from ground to second floor levels, including various internal alterations to ceilings, partitions, windows, walls, and works of repair to stonework."

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application follows an earlier scheme (2012/3295/L and 2012/3548/P) for the infilling of two large internal lightwells to the building (lightwells 3 and 4), primarily so as to provide additional toilet accommodation. At 3rd floor level however the infilling provided two ante rooms to adjacent lodge rooms. This application now relates solely to revisions to the design of the ceiling and roof above these spaces - the principle of infilling the lightwells has been accepted as part of the previous listed building consent.

The consented scheme included a main structural glazed roof to lightwells 3 and 4. Below this was a coffered ceiling inset with opening glazed panels. It is now proposed to relocate the structural glazing lower down into the lightwells and to omit the coffered ceilings.

This proposal will have an extremely limited impact on the external appearance of the building as the new glazed roof is lower down than that already consented – this projected slightly above the plane of the roof. Nonetheless, the glazed roof will only be visible at close quarters from on the roof of the building itself and possibly in very long distance views from the upper storeys of any taller surrounding buildings. The glazed roof is a lightweight and subordinate addition to the building and is considered acceptable.

The proposal will alter the internal appearance and volume of the new ante rooms below. Rather than a solid ceiling with shafts of light, the room will be open up to the structural glazed roof. Although this will be different in character from the consented scheme, it is considered acceptable given that this is wholly new floorspace created outside the original volume of the building. The design approach, whereby the coffered ceiling is omitted and the structural glazed roof is clearly expressed is considered to have integrity and makes a clear distinction between the original parts of the building and the contemporary additions. Furthermore, the original scheme was specifically designed so as to retain natural light to the 3rd floor rooms and this proposal will enhance light levels due to the fully glazed ceiling.

The small store/plant rooms in the corner of the newly created ante rooms are now to be omitted, as are the solid flat roofs above them. This is an improvement to the scheme as the shape of the rooms is improved and the entire lightwell roof is now to be glazed.

The proposed revisions to the consented scheme are not considered to harm the special architectural or historic interest of the listed building. Recommend approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 15 April 2013. For further information please click [here](#)