

Delegated Report		Analysis sheet		Expiry Date:		06/03/2013	
		N/A / attached		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Rob Tulloch				2013/0733/P			
Application Address				Drawing Numbers			
Freemasons Hall 60 Great Queen Street London WC2B 5AZ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Non-materials amendment to planning permission granted on 10/09/2012 (Ref: 2012/3548/P for the erection of frameless glass canopies at 4th floor level over existing lightwell areas and extension into lightwells at ground, 1st, 2nd and 3rd floor levels to non-residential institution (Class D1)), to amend design of canopies over lightwells.							
Recommendation(s):		Grant Approval					
Application Type:		Non-material amendment					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0	
Summary of consultation responses:	N/a						
CAAC/Local group comments:	Covent Garden Community Association raise no objection						
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 site lies within the Seven Dials (Covent Garden) Conservation Area.							
Relevant History							
2012/3548/P Erection of frameless glass canopies at 4 th floor level over existing lightwell areas and extension into lightwells at ground, 1 st , 2 nd and 3 rd floor levels to non-residential institution (Class D1). Granted 10/09/2012							
2013/0504/L Revision to the re-design of new anti-rooms and glass roofs above at 3rd floor level extension into existing lightwell area with frameless glass canopy above and works for the treating of Regent Street disease and infill of lightwells 3 & 4. Current application							

2012/3295/L 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. Granted 10/09/2012

Relevant policies

The proposed amendments are assessed for materiality – not on the basis of their planning merits. Planning policies therefore do not apply.

Assessment

1 Assessment

- 1.1 Planning permission was granted on 10/09/2012 for the infilling of two lightwells and the erection of glass canopies above them to prevent further rain damage (ref: 2012/3548/P). This was accompanied by listed building consent for the lightwell works and associated internal alterations including the provision of additional toilet facilities.
- 1.2 The applicant seeks to alter the design of the glass canopies above the lightwells and the layout of the toilet facilities. The internal alterations, such as the changes to the toilet facilities do not require planning permission and are being dealt with under a separate application for listed building consent. The only external amendments are the change in the design of the glass canopies covering the two lightwells.
- 1.3 The approved canopies are frameless glass and have mono-pitched roofs sloping downwards towards the edge of the main roof with maintenance gullies behind them and a small flat timber section. They project above the lightwell parapet by 500mm. The proposed canopies would be frameless glass of the same design and pitch, but would omit the maintenance gullies and the timber sections, and be lowered to be flush the parapet.
- 1.4 The minor changes would not be visible from the street or neighbouring properties and are not considered to be material amendments.

2 Recommendation: Approve non-material amendment

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