

Delegated Report		Analysis sheet		Expiry Date:		14/02/2007	
		N/A / attached		Consultation Expiry Date:		01/02/2007	
Officer				Application Number(s)			
Hannah Walker				2006/5847/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		Date:		
Proposal(s)							
Alterations to create a link corridor between the inner and outer buildings to allow improved disabled access and means of escape at lower ground floor level.							
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
Summary of consultation responses:		English Heritage have granted flexible authorisation. Site notice – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

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

Listed Building Consent (2005/1988/L) was **granted** on 25 July 2005 for the “Stripping out of non load bearing partitions at lower ground floor level to create open plan offices and the formation of a glazed link below the existing linkway at ground floor level.”

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

B6 – Listed Buildings

Assessment

This proposal is for the creation of a link structure at basement level. The application is broadly similar to 2005/1988/L.

The proposed structure would enclose a small area of the currently open courtyard so as to link two adjacent portions of the building. A link structure already exists in this point at ground floor level. Timber doors are proposed for the external elevations of the structure, surrounded with a blue glazed tiled infill. This proposal would be an improvement over the 2005 scheme which proposed a fully glazed screen to the new elevations of the link. The proposal also includes a slight widening of the existing consented door openings which is considered acceptable. A simple ramp is proposed so as to access the link from the courtyard which is considered unobtrusive.

This part of the building is of utilitarian character and of little architectural or historic interest. There are also no public views of this part of the building as it forms part of its internal courtyard. As such, this application is considered acceptable. Recommend approval.

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