

Mr John Shemming
Tuffin Ferraby Taylor
65 Woodbridge Road
Guildford
Surrey
GU1 4RD

Application Ref: **2015/2309/L**
Please ask for: **Hannah Walker**
Telephone: 020 7974 **5786**

9 June 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**60 Freemasons Hall
Great Queen Street
London
WC2B 5AZ**

Proposal:

Internal alterations and refurbishment to form enhanced first floor toilet accommodation.

Drawing Nos: Site location plan; Design and Access Statement (including heritage statement); 25611 EP01; EP02; PO1 Rev A; RCP 01; PO2; PO4.

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 All new work and work of making good shall be carried out to match the original



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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposed works relate to the provision of additional WC facilities at 1st floor level. Listed Building Consent was granted in 2012 for the infilling of the internal lightwell to the north west of the octagonal vestibule to create additional accommodation. This is currently a shell and is now to be fitted out as a female WC. The existing vestibule which is used as storage will provide circulation space, access to the baby change facilities and will allow the integrated use of the female and male WC provision when events require it. A window is to be removed so as to allow the WC spaces to be linked up through a sliding partition on these occasions. The existing stained glass window in this location is to be relocated to the wall of the vestibule and will be illuminated as a decorative feature. This is considered acceptable and will allow this feature to remain appreciable and the stained glass to be enjoyed whilst also providing flexible accommodation.

The existing male toilets are to be reconfigured with a new partition layout. This will only affect relatively recent fabric. A new disabled WC is to be incorporated into an existing lobby space. The door from the corridor will be replaced so that the aperture is sufficiently wide. However, the new door has been designed so as to complement the appearance of the existing doorway.

The proposed works are minor in their scope and scale and will have a very minimal impact upon any original fabric. The works are considered to preserve the special architectural and historic interest of the listed building.

A site notice and press notice were posted however no responses were received. Historic England has granted flexible authorisation for the works. The site's planning history was taken into account when coming to 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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment