

Mr Stephen Bond
Heritage Places
Exchange House
12-14 The Crescent
Taunton
TA1 4EB

Application Ref: **2016/6791/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

26 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal: Installation of WCs within two former lightwells at ground floor level (amendments to layout approved under listed building consent 2012/3295/L granted 04/09/2012).

Drawing Nos: Site Location Plan; UGL-G1; UGL-GA-100; UGL-GA-101; UGL-GA-102 (1); UGL-GA-102 (2); UGL-DE-600(1); UGL-DE-600(2); UGL-DE-500(1); UGL-DE-500(2); UGL-EL-501 (1); UGL-EL-501 (2); UGL-RCP-400; UGL-RCP-401; Design, Access & Heritage Statement dated 02/12/2016.

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 works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 application site is the grade II* listed Freemasons' Hall, built 1927-33 to a design by HV Ashley and Winton Newman, and is the central headquarters of English Freemasonry. The building cleverly fits its irregular polygonal site and 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 on the south-east side of Great Queen Street, in sub-area 2 of the Seven Dials Conservation Area.

The proposals relate to two former lightwells at ground floor level, part of Ashley & Newman's original design to provide natural light to accommodation at the western end of the building. The lightwells were infilled in 2012-2013 following the grant of planning permission and listed building consent (references 2012/3548/P & 2012/3295/L), justified by the need to provide more toilet facilities within the building and to prevent corrosion of the embedded steelwork by internalising the lightwells and therefore eliminate water penetration.

The current proposals seek to revise the approved access and layout of WCs within two former lightwells at ground floor level. This revised approach is supported as it reduces the impact on the building caused as a result of the creation of a new opening between the adjacent existing WCs, instead providing access from the hexagonal vestibule. The principle of creation of a new door to match other doors leading off the hexagonal vestibule with permanent removal of the two windows to safe storage within the building is considered to be acceptable. The works are not considered to cause harm to the special architectural and historic interest of the building. The proposed reinstatement of original hexagonal bulkhead light fittings within the two vestibules with redundant original light fittings

from elsewhere within the building and the renewal of non-original floor coverings are supported and considered to enhance the building's special interest.

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.

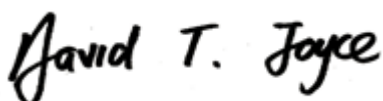
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2016, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square, London N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Executive Director Supporting Communities