

Mr Ronnie Hearn
Office Principles Ltd
6 Bennet Road
Reading
RG2 0QX

Application Ref: **2017/0483/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

4 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
30-31 Great Queen Street
London
WC2B 5AE

Proposal: Installation of internal secondary glazing at first floor level.

Drawing Nos: DT-01 Rev C; Design & Access Statement

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 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.

- 3 Upon future removal of the secondary glazing, any damage caused to the joinery as a result of the fixing screws shall be repaired and made good to match the surrounding area.

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 Reason for granting consent:

The site is a Grade II listed building, located within the Seven Dials (Covent Garden) Conservation Area. The building occupies a large plot fronting to Great Queen Street at nos 30 and 31 and Parker Street, at Nos 26 and 28 and was constructed for the Royal Masonic Institute for Girls c.1923-24 by ER Barrow in the classical style.

The proposals involve the installation of secondary glazing at first floor level to windows to the rear of the property facing onto Parker Street. The proposed secondary glazing will be accommodated within the existing reveals with no alterations required to the existing joinery. The colour of the powder coated aluminium finish will match the tone of the adjacent joinery. Some very minor impact will be caused to historic fabric through the fixing of several screws within the existing joinery, however a condition has been attached to this decision requiring the making good of the affected areas if the secondary glazing were to be removed in the future. The proposed works are not considered to cause harm to the special interest of the listed building.

No objections were received prior to the determination of this application. 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, and policies D1 and D2 of the Camden Local Plan Submission Draft 2016. 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 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning