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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Stephen	Surname:	Bond
Company name:	Heritage PLaces				
Street address:	Exchange House				
	12-14 The Crescent			Telephone number:	
				Mobile number:	
Town/City:	TAUNTON			Fax number:	
Country:					
Postcode:	TA1 4EB			Email address:	
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Stephen	Surname:	Bond
Company name:	Heritage Places				
Street address:	Exchange House				
	12-14 The Crescent			Telephone number:	01398371573
				Mobile number:	
Town/City:	TAUNTON			Fax number:	
Country:					
Postcode:	TA1 4EB			Email address:	sbond@heritageplaces.co.uk

3. Description of the Proposal

Please describe the proposed works:

Creation of an enlarged meeting room and associated reception area in an upper ground floor space occupied by the Metropolitan Grand Lodge at Freemasons' Hall, 60 Great Queen Street, London, by limited removal/reconfiguration of existing non-loadbearing partitions. The works involve:

- Demolition of two short interconnected partitions, one being original and of masonry construction and the other most probably a later insertion, formed in timber studwork.
- Removal of a section of fibrous plaster ceiling, in order to raise the ceiling height throughout the enlarged meeting room to its full height. A continuous level ceiling finish
- Stripping out of later 20th century kitchen units;
- Formation of a new door opening to access the enlarged space;
- Rehanging a salvaged door from the demolition work in an existing original opening that has had its original door removed at some time in the past;
- Other minor changes to internal joinery;
- Refitting of an existing photocopier room as a tea point/kitchen;
- Formation of two high level new openings through masonry walls in the new tea point and adjacent office to allow passage of ductwork;
- Alterations to lighting and other building services, including chasing in to walls and ceilings of repositioned cabling for the fire detection system;

3. Description of the Proposal

- Provision of new floor finishes.

Has the work already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Partition walls:

The removal of the non-original timber stud partition wall involves no loss of historic fabric and therefore no resultant harm would be caused to the building's significance. The proposed removal of the section of original masonry wall would involve some loss of historic fabric. As discussed on site, consideration should be given towards retaining nibs and a downstand to allow for the legibility of the original layout of the spaces. It is welcomed that the door frame and architrave are proposed to be salvaged for appropriate re-use elsewhere in the building.

Ceiling:

The existing ceiling is formed of fibrous plaster hung from steel tubing set into the (presumably) original hollow clay block partition, and it seems unlikely that the ceiling is original. In principle the removal of a section of non-original ceiling to restore the spaces to their full height is supported, however further details of the proposed ceiling and wall finishes that will be newly exposed as a result of this intervention should be provided to support any future application.

Other minor alterations:

The proposed removal of the existing door to the existing store room (within the area proposed to be used as a reception area) is considered to be acceptable as this door is not an original feature. There is also no objection to other minor works proposed, including the stripping out of modern kitchen units and relocation to the former photocopier room. However details of the proposed service runs regarding any impacts on historic fabric will be required to support the proposals. While this could be dealt with via a condition, it is recommended that this information is included within any forthcoming application for listed building consent. Details of the proposed alterations to internal joinery, new floor finishes and lighting should also be

6. Pre-application Advice

submitted to support the application. Please note that any removal of historic light fittings would not be supported.

Summary

It is accepted that this area of the building makes a relatively low contribution towards the overall significance of this Grade II* listed building, and that the existing spaces, fittings and finishes are of a very modest character. On balance it is considered that the removal of a small area of original masonry wall is an area of low relative significance would not cause an unacceptable level of harm to the architectural and historic significance of this Grade II* listed building. As such the current proposals are supported in principle, subject to the provision of the required additional detailed information.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Ceiling - description:

Description of *existing* materials and finishes:

Fibrous plaster

Description of *proposed* materials and finishes:

Plasterboard

Floors - description:

Description of *existing* materials and finishes:

Carpet tile over solid floors

Description of *proposed* materials and finishes:

Replacement carpet tiles

Internal Doors - description:

Description of *existing* materials and finishes:

Timber to be salvaged and reused

Description of *proposed* materials and finishes:

Reuse of existing doors

Internal Walls - description:

Description of *existing* materials and finishes:

Masonry partition and plasterboard faced stud partition

Description of *proposed* materials and finishes:

Metal framed plasterboard faced partition

Lighting - description:

Description of *existing* materials and finishes:

Fluorescent strip

Description of *proposed* materials and finishes:

New strip lighting to match existing in enlarged meeting room

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

9. Materials

Please refer to TFT drawing/plan nos 'AS PROPOSED P01B(1)', 'AS PROPOSED P02(1)', 'AS PROPOSED P03(1)', all incorporated in Annex III of the submitted design, access and heritage statement, and TFT's schedule of works at Annex IV in the same document.

10. Demolition

Does the proposal include total or partial demolition of a listed building? Yes No

11. Listed building alterations

Do the proposed works include alterations to a listed building? Yes No

If Yes, will there be works to the interior of the building? Yes No

Will there be works to the exterior of the building? Yes No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? Yes No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? Yes No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Works involve alterations to the interior of Freemasons' Hall, including the demolition of partitions at upper ground floor level and the formation of small holes through others for building services. Please refer to TFT drawing/plan nos 'AS PROPOSED P01B(1)', 'AS PROPOSED P02(1)', 'AS PROPOSED P03(1)', all incorporated in Annex III of the submitted design, access and heritage statement, and TFT's schedule of works at Annex IV in the same document.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? Don't know Grade I Grade II* Grade II

Is it an ecclesiastical building? Don't know Yes No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? Yes No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

15. Certificates (Certificate A)

Certificate of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

15. Certificates (Certificate A)

Title: First name: Surname:

Person role: Declaration date: Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date