

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

Application Ref: **2017/4281/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

14 September 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: Internal alterations at upper ground floor level to create an enlarged meeting room and associated reception area, including the demolition of two non-loadbearing partition walls, the removal of a section of fibrous plaster ceiling, formation of a new door opening and reinstatement of a door within an original opening, the formation of two high level openings for services ductwork within masonry walls in proposed kitchen area, and other minor changes to services, joinery and floor finishes.

Drawing Nos: Site Location Plan; LP-01; E01-A; P01-B; P02; P03; TFT Schedule of Works; Design, Access & Heritage Statement prepared by Heritage Places, dated 27 July.

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; LP-01; E01-A; P01-B; P02; P03; TFT Schedule of Works; Design, Access & Heritage Statement prepared by Heritage Places, dated 27 July.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

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 area affected by the proposals formed part of Ashley & Newman's original design, providing a secretary's office and various small storerooms. Subsequent minor alterations were made to these spaces, including the insertion of a partition walls, door openings and the creation of a small kitchen area. This area of the building makes a relatively low contribution towards the overall significance of this Grade II* listed building, and the existing spaces, fittings and finishes are of a very modest character.

The proposed demolition 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 minor loss of historic fabric, however the proposals include the retention of nibs that will enable the original plan form to remain legible. The proposed salvage and re-use of the original door frame and architrave is welcomed. The proposed new door opening and reinstatement of a door within an original opening is supported. On balance it is considered that the removal of a small area of original masonry wall and creation of a new door opening in 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. It has been

justified within the proposals that the existing fibrous ceiling is not original and therefore the removal of a section of the ceiling is not considered to affect the significance of the building. The creation of two high level openings for services ductwork is considered to be justified by the need to service the space. Overall the proposals are considered to preserve the significance of this Grade II* listed building.

Public consultation was undertaken by placement of a press notice and site notice. No objections were received. Historic England was consulted, whereby a response was received on 11/08/2017 authorising the London Borough of Camden to determine this application in accordance with national and local policy guidance and on the basis of its specialist conservation advice. 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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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

Executive Director Supporting Communities

2017/4281/L

David T. Joyce

David Joyce
Director of Regeneration and Planning