

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

Application Ref: **2017/4098/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

29 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: Reconfiguration and conversion of former Caretaker's apartment at third floor level into meeting rooms and ancillary accommodation, including removal of partition walls and internal fixtures and fittings, and replacement of windows with new double glazed units; repair of external roof coverings and protection of existing mansard-level external wall with new brick skin; like for like replacement of damaged area of granite flooring within the ground floor entrance lobby.

Drawing Nos: Site Location Plan; 1402.02; 1042.03; 1402.04; 1402.05; 1402.06; 1402.07; 1402.08; 1402.09; 1402.10; 1402.11 Rev A; 1402.12; 1402.13; 1402.14; 1402.15; 1402.16; 1402.17; 1402.18; 1402.19; 1402.20; 1402.21, 1402.22; 1402.23; Design, Access and Heritage Statement prepared by Heritage Places, dated 11/07/2017; Additional Information on Window Replacement dated 11/08/2017.

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; 1402.02; 1042.03; 1402.04; 1402.05; 1402.06; 1402.07; 1402.08; 1402.09; 1402.10; 1402.11 Rev A; 1402.12; 1402.13; 1402.14; 1402.15; 1402.16; 1402.17; 1402.18; 1402.19; 1402.20; 1402.21, 1402.22; 1402.23; Design, Access and Heritage Statement prepared by Heritage Places, dated 11/07/2017; Additional Information on Window Replacement dated 11/08/2017.

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 external and internal 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 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 within the Seven Dials Conservation Area.

The area affected by the proposals formed part of Ashley & Newman's original design, providing a Caretaker's Apartment at third floor level to serve a need for on site management. In recent years the specific need for a resident caretaker has ceased. As a result the existing apartment is un-used apart from ad-hoc storage.

The proposals affect two separate domestic spaces, both accessed from the corridor at third floor level. The character of the spaces is modest, in stark contrast to the decorative treatment found elsewhere within the Freemasons' Hall, particularly in the ceremonial areas. Nonetheless the domestic character is reflective of the original use and design of these spaces. The smaller of the two

apartments was evidently modified in the later 20th century, with modern fixtures and fittings. The larger apartment retains historic joinery, namely architraves, skirting, picture rails, doors and cupboards, which has a level of refinement and quality, albeit of a modest nature.

The former Caretaker's Apartment is considered to make a limited contribution towards the overall significance of the Grade II* listed building. While there is some residual social and historic interest arising from its former residential use that would be lost, it is recognised that the demand for on-site residential accommodation is no longer required and the provision of new meeting rooms will help to secure the building's optimum use. The proposed conversion of the spaces involves the removal of non-load bearing partition walls with nibs and downstands retained to maintain the legibility that the space has been adapted from cellular arrangement and to help maintain the modest character of spaces. Existing joinery is proposed to be retained and re-used wherever possible.

It is also proposed to renew the external asphalt roof finishes adding 80mm of insulation and to construct a new brick skin to improve insulation. Both of these alterations are at high level and affect areas of low overall significance and are therefore considered to be acceptable. The proposed replacement of non-original windows with new double glazed units to match the original design is considered to be acceptable. It is also proposed to undertake like-for-like repairs to the floor finish of the ground floor entrance lobby, which is considered to be justified and acceptable.

Overall the proposals are considered to preserve the special interest 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 12/09/2017 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.

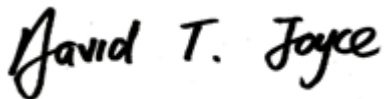
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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

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