

Application ref: 2018/3525/L  
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Date: 1 October 2018

**Development Management**  
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Battersea Studios 2  
80-82 Silverthorne Road  
London SW8 3HE

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**32 Great Queen Street**  
**London**  
**WC2B 5AA**

#### **Proposal:**

External cleaning and repair works including refixing slate tiles, replacing concrete flaunchings, cleaning all lead work, replacing missing cowls, and mortar repairs to stone surrounds.

Drawing Nos: 6752\_02- Front Elevation (30-32 GQS( (1), 67252\_LP, 10 Nov17-30-32 GQS Photographic Schedule RevB (1), 6752\_Site Plan, 27Jul18- Design and 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 development hereby permitted shall be carried out in accordance with the following approved plans:

6752\_02- Front Elevation (30-32 GQS( (1), 67252\_LP, 10 Nov17-30-32 GQS Photographic Schedule RevB (1), 6752\_Site Plan, 27Jul18- Design and Access Statement.

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 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.
- 2 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.
- 3 Reason for granting listed building consent:

32 Great Queen Street is the former Royal Masonic Institute for Girls, dating from 1923-4 and situated in the Seven Dials (Covent Garden) Conservation Area.

The application seeks to carry out repair and decoration works to the external elevation of the building as part of larger planned maintenance repairs also taking place to 24-26 Great Queen Street & Ruspini House, Parker Street. The works proposed are sensitive to the listed building and will preserve its special interest and the character and appearance of the wider conservation area, in compliance with Local Plan Policy D2.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The Covent Garden Community Association commented on the application, raising no objections.

The site's planning history has been taken into account in making this decision.

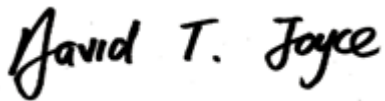
Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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