

Application ref: 2018/5518/P
Contact: Charlotte Meynell
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Development Management
Regeneration and Planning
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Heritage Places
Exchange House
12-14 The Crescent
Taunton
TA1 4EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Freemasons Hall
60 Great Queen Street
London
WC2B 5AZ

Proposal: Installation of new emergency generator plant and associated fuel store at ground floor level within southern internal lightwell, with flue pipe extending up to roof level on southern internal elevation.

Drawing Nos: 001 Site Location Plan; Design, Access and Heritage statement (prepared by Heritage Places, dated 16/10/2018); Acoustic Design Summary (prepared by The Generator Company, dated 21/01/2019).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 001 Site Location Plan; Design, Access and Heritage statement (prepared by Heritage Places, dated 16/10/2018); Acoustic Design Summary (prepared by The Generator Company, dated 21/01/2019).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 When in operation, the emergency generator shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A). During standby periods, noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the neighbouring premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, acoustic isolation, sound attenuation and anti-vibration measures are to be installed in accordance with a scheme first approved in writing by the Local Planning Authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding amenities in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

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 proposed generator and fuel store would be situated within the southern internal lightwell, adjacent to a similarly scaled functional structure and in front of a range of substantial metal louvres. The proposed extract flue would extend vertically up the side of the building to release above roof level, on the same side of the building as an existing duct. The option for the proposed flue to be contained within the existing duct was considered; however, this was rejected on technical grounds.

The lightwell affected by the proposals contributes to the significance of the building through its historical and architectural interest. The lightwell formed part of Ashley & Newman's original design of two principle lightwells either side of the central core containing the Grand Temple, and is integral to the plan form and layout of the building. However, the lightwells do not form part of the day-to-day access through the building, and they have undergone minor alterations and additions over time.

Although the proposed generator and fuel store would be sizeable structures at ground floor level and the new flue would add additional bulk to the internal side elevation, it is considered that the harm caused to the Grade II* listed building would be less than substantial, as the proposed plant would be wholly enclosed and dwarfed by the height and scale of the surrounding building. Furthermore, as the building is open to the public and regularly holds non-Masonic events, it is considered that the installation of an emergency generator would be of public benefit, as it would enable the whole building to function for 24 hours in the event of a prolonged power outage, with the potential to re-fuel if needed. The current system is limited to one-hour battery back-up for the access control system and 3 hours for emergency lighting and signage. As such, it is considered that the proposed public benefit of the scheme would offset the less than substantial harm caused to the Grade II* listed building. Overall, the proposals are considered to preserve the significance of this Grade II* listed building, and would preserve the character and appearance of the Seven Dials Conservation Area.

The Council's Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposed emergency generator and associated extract flue would be acceptable, subject to the submission and approval of details of all acoustic isolation, sound attenuation and anti-vibration measures, and restrictions on the use of the plant. This is required to ensure that the proposals would not harm the amenities of neighbouring occupiers in terms of noise and vibration, and conditions will be attached to secure these requirements.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory

Reform Act (ERR) 2013.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 3 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).
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer