

Application ref: 2019/0070/L  
Contact: Charlotte Meynell  
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Date: 14 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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Heritage Places  
Exchange House  
12-14 The Crescent  
Taunton  
TA1 4EB

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: 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).

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: 001 Site Location Plan; Design, Access and Heritage

statement (prepared by Heritage Places, dated 16/10/2018).

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 Reasons for granting Listed Building Consent

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.

No objections were received prior to making this decision. Historic England responded to state that they had no comments on the proposal. 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 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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.
- 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 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)

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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



Daniel Pope  
Chief Planning Officer