

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

Application Ref: **2019/4030/P**
Please ask for: **Nick Baxter**
Telephone: 020 7974 **3442**

3 December 2019

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Freemasons Hall
60 Great Queen Street
London
WC2B 5AZ

Proposal: Amendment of the design to amalgamate the consented separate generator housing and fuel store into a single entity. The consented scheme was for a generator housing of 10.125m x 2.45m x 4.613 and separately a fuel store that was 5.236m x 2.45m. The revised scheme bringing the two together will be 11.10m x 2.30m x 3.956m. Thus, while the amended combined design is roughly 1 metre longer than the consented generator, it is 0.6 m lower, and it eliminates the extra fuel store structure. It is confirmed that the noise level generated in the amended arrangement will remain unaltered from the consented scheme at 75db @ 1 metre and 65db @ 7 metres.

Drawing Nos: SK07 (consented eles), SK07a (propo ele), SK06 (consented plan), SK06a (propo plan)

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

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).

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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

The development hereby permitted shall be carried out in accordance with the following approved plans:

SK07 (consented eles), SK07a (propo ele), SK06 (consented plan), SK06a (propo plan)

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

Informative(s):

- 1 The application site is the light well of 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 applicant already has permission for an external emergency generator and separate fuel tank (2018/5518/P and 2019/0070/L). However, he now wishes to install a generator with an integrated fuel tank. This has the effect of reducing the volume of the equipment by approximately one third. In other respects the proposal is as previously consented, so the proposal represents a significant improvement to the already approved scheme.

The application has been publicised in the press and by site notice and no comments have been received. Historic England has declined to comment.

Special regard has been attached to the desirability of preserving the listed building and its setting and 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.

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.

- 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).

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.

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

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