

Application ref: 2020/1830/P  
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Date: 7 July 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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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:

Repair works to the masonry facades of the front entrance and tower

Drawing Nos: Site plan elevations only (showing elevations affected by proposal), site location plan, FMS RSD DAS (design & access statement), heritage statement, specification and drawings parts 1-11

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

Condition(s) and Reason(s):

- 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 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 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:

Site plan elevations only (showing elevations affected by proposal), site location plan, FMS RSD DAS (design & access statement), heritage statement, specification and drawings parts 1-11

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 site is a grade-II\*-listed freemasons' headquarters of 1933, making a positive contribution to the Seven Dials Conservation Area.

It is steel framed with Portland stone cladding. Consequently it is now suffering from rust jacking, or Regent Street disease. A very comprehensive gazetteer of damaged components has been provided. This phase of the works relates to the tower and the north-west corner elevations.

The applicant wishes to repair (and where necessary replace) stonework and steelwork, install a system of cathodic protection, carry out limited like-for-like replacement of windows in the tower and overhaul the rainwater goods. Appropriate materials and techniques have been specified. The works are conservative in their nature.

In potentially requiring the opening of joints in stonework, the cathodic protection has the capability of being harmful. It must therefore be understood that this part of the works is strictly subject to provision of acceptable samples.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. The site's planning history has been taken into account in making this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 2 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, 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.
- 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 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.

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