

Application ref: 2022/1284/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 12 May 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

PJB Planning Ltd  
1st & 2nd Floor  
2 West Street  
Ware  
SG12 9EE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**60 Freemasons Hall  
United Grand Lodge Of England  
Great Queen Street  
London  
Camden  
WC2B 5AZ**

Proposal:

Conversion of an existing kitchen area and dumb waiter lift shaft on the ground floor into a disabled toilet and baby changing area.

Drawing Nos: Location plan, schedule of works, heritage and design & access statement, P21-663-S001 (structural details), P21.663 (exist plan), P21-663 (propo plan), existing photos, P21 663B (internal eles)

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:

Location plan, schedule of works, heritage and design & access statement, P21-663-S001 (structural details), P21.663 (exist plan), P21-663 (propo plan), existing photos, P21 663B (internal eles)

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

The applicant wishes to remove a dumb-waiter that connects the basement and ground floor and replace it with a disabled lavatory.

The enclosure within which the dumb-waiter sits is formed of later partitions, having originally formed part of a corridor.

Any works other than those specifically mentioned in the consented documents are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state. 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 2021.

- 2 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 2021.

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