

Application ref: 2022/3445/L
Contact: Alan Wito
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Date: 6 October 2022

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Regeneration and Planning
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Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**31 Great Queen Street
London
Camden
WC2B 5AE**

Proposal:

Internal alterations from ground to fourth floors including new partitioning and redecoration in association with continued use as offices.

Drawing Nos: 31562 00 Site Location Plan; 31562 00 00 GA Existing Ground Floor General Arrangement (Design); 31562 00 00 GA Proposed Ground Floor General Arrangement (Design); 31562 00 01 GA First Floor Existing Plan General Arrangement (Design); 31562 00 01 GA First Floor General Arrangement Rev A; 31562 00 01 FFIN Proposed First Floor Floor Finishes; 31562 00 02 GA Second Floor Existing Plan General Arrangement (Design); 31562 00 02 DEM Proposed Second Floor Demolitions; 31562 00 02 GA Proposed Second Floor Option 03 General Arrangement (Design) Rev A; 31562 00 02 FFIN Proposed Second Floor Floor Finishes; 31562 00 02 D01 Proposed Walls Second Floor - D01 Corridor's Elevations; 31562 00 MEZ GA 2nd/3rd Floor Existing Plan General Arrangement (Design); 31562 00 MEZ GA Proposed Intermediate 2nd/3rd F Opt3 General Arrangement (Design); 31562 00 MEZ FFIN Proposed Second Floor Mezzanine Floor Finishes; 31562 00 03 GA Third Floor Existing Plan General Arrangement (Design); 31562 00 03 GA Proposed Third Floor Option 08 General Arrangement (Design); 31562 00 03 FFIN Proposed Third Floor Floor Finishes; 31562 00 03 D01 Proposed Third Floor - Detail 01 Meeting Room Elevations; 31562 00 03 D02 Proposed Third Floor - Detail 02 Office's corridor Elevations; 31562 00 04 GA Fourth Floor Existing Plan General Arrangement (Design);

31562 00 04 GA Proposed Fourth Floor Option 2 General Arrangement (Design);
31562 00 04 FFIN Porposed Fourth Floor Floor Finishes;

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:

31562 00 Site Location Plan; 31562 00 00 GA Existing Ground Floor General Arrangement (Design); 31562 00 00 GA Proposed Ground Floor General Arrangement (Design); 31562 00 01 GA First Floor Existing Plan General Arrangement (Design); 31562 00 01 GA First Floor General Arrangement Rev A; 31562 00 01 FFIN Proposed First Floor Floor Finishes; 31562 00 02 GA Second Floor Existing Plan General Arrangement (Design); 31562 00 02 DEM Proposed Second Floor Demolitions; 31562 00 02 GA Proposed Second Floor Option 03 General Arrangement (Design) Rev A; 31562 00 02 FFIN Proposed Second Floor Floor Finishes; 31562 00 02 D01 Proposed Walls Second Floor - D01 Corridor's Elevations; 31562 00 MEZ GA 2nd/3rd Floor Existing Plan General Arrangement (Design); 31562 00 MEZ GA Proposed Intermediate 2nd/3rd F Opt3 General Arrangement (Design); 31562 00 MEZ FFIN Proposed Second Floor Mezzanine Floor Finishes; 31562 00 03 GA Third Floor Existing Plan General Arrangement (Design); 31562 00 03 GA Proposed Third Floor Option 08 General Arrangement (Design); 31562 00 03 FFIN Proposed Third Floor Floor Finishes; 31562 00 03 D01 Proposed Third Floor - Detail 01 Meeting Room Elevations; 31562 00 03 D02 Proposed Third Floor - Detail 02 Office's corridor Elevations; 31562 00 04 GA Fourth Floor Existing Plan General Arrangement (Design); 31562 00 04 GA Proposed Fourth Floor Option 2 General Arrangement (Design); 31562 00 04 FFIN Porposed Fourth Floor Floor Finishes;

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 No. 30-31 was constructed for the Royal Masonic Institute for Girls c.1923-24 by ER Barrow. The building stands 3 storeys tall with an attic, in the classical style. It is a Grade II listed building in Seven Dials (Covent Garden) Conservation Area.

Historically the building has undergone numerous alterations including schemes which remodelled the interior in 2008 and 2010. The special interest of the building's interior is derived largely from the layout of the first and second floors. There are a number of historic timber screens on the first floor which are unaffected by the proposals.

The main alteration is the removal of a wall on the second floor to merge two rooms into one. The middle room of the three facing on to Great Queen Street is without chimney breast or fireplace and the arrangement of the wall is suggestive that the space has been subdivided. Careful exploratory works have revealed that the wall is of modern construction, probably dating from the 1980s. Based on this the proposed works are acceptable and would result in a plan form which was sympathetic to the building.

The other works are largely a refurbishment of modern office fittings and features.

The site's planning history was taken into account when arriving at 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.

The proposed works preserve the special interest of the listed building and therefore in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 4 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.

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 blue rectangular background.

Daniel Pope
Chief Planning Officer