

AGENDA

Appeal Reference:	APP/X5210/W/23/3320798 & APP/X5210/Y/3320800
Hearing:	10am Tuesday 12 September 2023
Venue:	The Crowndale Centre, 218 Eversholt Street NW1 1BD
Appeal by:	Vulcan Properties Limited
Local Planning Authority:	the London Borough of Camden
Appeal Proposal:	Conversion of 2 nd to 5 th floors of former fire station tower to a one-bedroom home
Appeal Site:	36 Lancaster Grove, London NW3 4PB

- 1. Introduction, opening formalities and points of clarification**
- 2. Main Issue** - The effect of the proposed development and works on the significance of 36 Lancaster Grove (listed as the Belsize Fire Station), which is Grade II* listed (3320798 and 3320800).
 - What is the significance of the building/tower with reference to heritage interest/value?
 - What effect would the proposal have on significance?
 - Would the proposal be the optimal viable use of the tower?
 - Development plan policies (in respect of 3320798)
- 3. Main Issue** – Whether the proposed development would provide adequate living conditions for future occupants (3320798).
 - The quality of internal amenity
 - Development plan policies and design guidance
- 4. Main Issue** – Whether the proposed development would be car free (3320798).
- 5. Main Issue** – Whether the proposed development would make adequate provision for affordable housing (3320798).
- 6. Other Matters**
 - Any matters raised by Interested Parties not covered above
 - The effect of the proposal on the significance of the Belsize Conservation Area
 - Heritage balance – the public benefits of the scheme and the weight to be attached to them and the weight to be attached to any harm to the significance of the listed building.
 - Other appeal decisions

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- 7. Planning obligations**
 - Obligations – are they necessary, directly related to the development and fairly and reasonably related in scale and kind to the development
- 8. Planning Conditions (without prejudice)**
 - Would the suggested conditions meet the relevant tests
- 9. Applications for costs (if any)**
- 10. Arrangements for the site visit and closing**