

Application ref: 2023/5041/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Email: Nick.Baxter@camden.gov.uk  
Date: 26 January 2024

**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)

London Fire Commissioner London Fire Brigade  
169 Union Street  
Southwark  
London  
SE1 0LL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**West Hampstead Fire Station**  
**325 West End Lane**  
**London**  
**Camden**  
**NW6 1RR**

Proposal:

Internal reconfiguration and refurbishment of existing communal firefighter accommodation on first and second floors to form single occupancy gender neutral resting/changing rooms. Internal alterations to ground floor male toilet to form accessible, gender neutral toilet facility.

Drawing Nos: LFB-7231-A41-Prop-GF, LFB-7231-A41-Prop-1F, LFB-7231-A41-Prop-2F, design & access statement, heritage statement

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:

LFB-7231-A41-Prop-GF, LFB-7231-A41-Prop-1F, LFB-7231-A41-Prop-2F, design & access statement, heritage statement

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 site is a grade-II-listed fire station of 1901 making a positive contribution to the West End Green Conservation Area.

The applicant wishes to carry out partition alterations converting dormitories into single bedrooms and reorganising lavatory facilities. The proposals are largely additive.

Following negotiation, a proposal to install an additional lavatory on the ground floor has been rearranged to retain a section of curved wall with a built in brick shelf thought to relate to former use of the space as a stables. A bedroom on the second floor has been replanned to retain its existing doorway.

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

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

The site's planning history has been taken into account in making this decision.

Particular 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