

Application ref: 2023/4244/P
Contact: Edward Hodgson
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Date: 10 April 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444

NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Belsize Park Firehouse
36 Lancaster Grove
London
NW3 4PB

Proposal:

Conversion of former fire station tower (Sui Generis) to a 1 bedroom residential unit (Class C3) on 2nd to 5th floors plus creation of roof terrace including installation of balustrade, rooflight and removal of chimneys

Drawing Nos: Site Location Plan 209-001, 209-1005B, 209-1004C, 209-1006A, 209-1002, 209-1003C, Fire Statement (BB7 dated 22/08/2018), Heritage Appraisal (The Heritage Practice, dated Oct 2022)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 209-001, 209-1005B, 209-1004C, 209-1006A, 209-1002, 209-1003C, Fire Statement (BB7 dated 22/08/2018), Heritage Appraisal (The Heritage Practice, dated Oct 2022)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

This application follows a recent appeal decision at this site in September 2023, following the Council's refusal of both planning and listed building consent applications to convert the existing firehouse tower into a self-contained 1b1p flat.

The appeal of the listed building consent (APP/X5210/Y/23/3320800) was allowed as the Inspector decided that on balance, the public benefits of the scheme would outweigh the conservation harm involved in converting the interior of the firehouse tower into suitable accommodation.

The appeal of the planning application (APP/X5210/W/23/3320798) was however dismissed as no policy-compliant offer of an affordable housing payment in lieu was made during the appeal. As such, this application is made to address this issue and the applicant has confirmed that they will provide an affordable housing payment in lieu secured by section 106 legal agreement.

The firehouse tower lies within the wider Belsize Fire Station site, which has recently been converted into a residential development. As such, although the proposal for the tower alone would not trigger an affordable housing contribution as it is less than 100sqm, the proposal has been considered as part of the wider development and Policy H4 accounts for split and related sites. The total affordable housing contribution therefore amounts to £145,200 which is secured via section 106 legal agreement.

The Inspector also considered that the proposed flat would provide adequate living accommodation, sufficient for a single occupier and would comply with Policies H6 and A1.

In line with the Council's transport policies, the new unit would be secured as car free development in accordance with Policy T2, and this is secured via section 106 legal agreement.

The external changes are limited to the installation of new railings and rooflight and the removal of a chimney stack at roof level. These are considered to be minor alterations that would not detract from the overall appearance of listed building and would be very limited in views from the public realm.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, and the Belsize Conservation Area under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The Belsize CAAC responded stating they had no comment to make. The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, H4, H6, T2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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).
- 3 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.
- 4 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.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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