

Application ref: 2024/4879/L  
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**Development Management**  
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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 second floor to form single occupancy gender neutral resting/changing rooms. This application is supplementary to the previous listed building consent granted on 26 January 2024, reference 2023/5041/L.

Drawing Nos: Design & access statement, location plan, LFB-7231-A41-Extg-2F (2F exist), LFB-7231-A41-Prop-2F (2F propo), LFB-7231-A41-DEML-2F (2F demo)

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:

Design & access statement, location plan, LFB-7231-A41-Extg-2F (2F exist), LFB-7231-A41-Prop-2F (2F propo), LFB-7231-A41-DEML-2F (2F demo)

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 the second floor of 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 in line with new policies about sleeping arrangements. To this end, he proposes to convert a laundry room and a general office into three single bedrooms. A gym will be partitioned to create two bedrooms, which will entail the demolition of a volume that once contained a scullery.

The interiors affected are utilitarian in character and in a secondary area of the building. The subdivision of the gym reinstates a previous plan form, while the small amount of harm caused by the loss of the scullery, and by the other alterations to plan form, is balanced by the public benefit of the efficient operation of the fire station.

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 cause less than substantial harm at the lower end of the scale, but this is outweighed by the public benefits of the scheme.

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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer