

Delegated Report		Analysis sheet		Expiry Date:		13/07/2010	
		N/A / attached		Consultation Expiry Date:		02/07/2010	
Officer				Application Number(s)			
Hannah Walker				2010/2709/L			
Application Address				Drawing Numbers			
Belsize Fire Station 36 Lancaster Grove London, UK NW3 4PB				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Replacement of existing heating system, including boiler and associated controls and pipework, installation of new heater to appliance bay, and upgrading of electrical systems.							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice – no responses. English Heritage have granted flexible authorisation to determine this application.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This Grade II* listed fire station dates from 1912-15 and is by Charles Canning Windmill of the Fire Brigade Branch of the LCC Architects Department. The building is a clever interpretation of an Arts and Crafts style house, of brick with a tile roof and tall brick chimney stacks. The site is located within the Belsize Park Conservation Area.

Relevant History

Listed Building Consent (LW9902107) was **granted** on 29 March 1999 for "Restoration of yard area with new pavers."

Listed Building Consent (LWX0102087) and planning permission (PWX0102086) were **refused** on 3 April 2001 for "Installation of telecommunications equipment to the roof, including 6 antennae and 2 microwave dishes to the sides of the water tower and an equipment cabin inside the roof structure."

Listed Building Consent (LWX0103759) and planning permission (PWX0103758) were **granted** on 23 October 2001 for "Erection of a glazed canopy extension to the existing one on the second floor walkway of the north elevation."

Listed Building Consent (LWX0203137) and planning permission (PWX0203136) were **refused** on 20 May 2003 for "Erection of Telecom Base Station comprising 4 cells (2 cells each with 2 no. half height antennas 18.52m above ground level (cells no. 2 & 4), 2 cells each with 1 no. panel antenna 16.56m above ground level (cells no. 1 & 3)), each mounted on a different wall, covering a 360 - degree area. Internal equipment room within tower."

Listed Building Consent (2005/2114/L) was **granted** on 6 September 2005 for "Internal alterations to first floor flat at Belsize Fire Station."

Relevant policies

Replacement Unitary Development Plan 2006 – B6 (listed buildings)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

This application is for the upgrading of servicing to the building and includes the following items:

1. Electrical upgrading of the building. A number of new sockets are proposed, as well as new circuits, the wiring routes of which have been carefully considered so as to minimise their visual impact.
2. A heater unit is to be installed within the appliance bay so as to keep this area at a steady 5 degrees centigrade during the winter months which is optimum for fire appliances to start and continue to run efficiently. The heater will be mounted on the wall at high level and will include a flue outlet on the side external elevation of the building. The flue will have a black finish and is similar to the existing hot water generator flue already on this elevation. The siting of the flue is considered acceptable as this elevation is plain and relatively concealed. Although the heater unit will conceal some of the cream glazed tilework within the appliance bay, on balance it is considered acceptable given that this area is the functional hub of the building and that the heater is necessary for the safe operation of the fire appliances.
3. An external sensor is to be mounted adjacent to the main appliance bay doors, forming part of the remote working of the building management system. This is modestly sized, (105mm diameter) and will be located adjacent to an existing downpipe and close to the overhanging eaves of the building.
4. The existing heating system is to be upgraded, including the installation of a new boiler in the existing boiler room. The flue from the new boiler plant will discharge through an existing chimney stack that is to be lined. The exiting flue which outlets through a gable in the north elevation is to be removed and the brickwork reinstated to match existing.
5. Partial replacement of existing modern radiators and an additional radiator into the corridor to the rear of the appliance bay that is currently unheated. Existing redundant historic radiators are to be capped and retained.

The proposed works are relatively minor in their scope and have been carefully considered so as to avoid harm to the special architectural and historic interest of the listed building. Recommend approval.

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