

Delegated Report		Analysis sheet		Expiry Date:		05/12/2014	
		Attached		Consultation Expiry Date:		20/11/2014	
Officer				Application Number(s)			
Michelle O'Doherty				2014/6430/L			
Application Address				Drawing Numbers			
London Underground Ltd, Belsize Park Station Haverstock Hill London NW3 2AL				Refer to Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new dry riser inlet surface access cover to forecourt (replacing an existing surface cover), new outlet valve at ticket hall level, new outlet box at lower lift landing level at the base of the spiral stairs, new outlet cabinets on platforms 1 and 2, and associated works and pipework.							
Recommendation(s):		Grant Listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>In accordance with circular 01/01 (as amended) being works are proposed to a London Underground Station, English Heritage was consulted. It advised that the LPA was free to determine the application as it sees fit.</p> <p>In addition, a site notice was displayed and press notice was published but no responses were received.</p>					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Grade II listed Belsize Park Underground station built in 1907 as designed by Leslie Green. It is of architectural interest as a good example of a station designed by Green, complete with boundary walls and railings, and the characteristic ox-blood faience façades of the stations, instantly recognisable and that count among the most iconic of London building types. The interior including the corridors and platforms were faced in glazed tiles with directional signage, produced by various tile manufacturers and like each station with its unique colour scheme.

Relevant History

There is no relevant history.

Relevant policies

LDF Core Strategy and Development Policies:

- CS14
- DP25

Assessment

Listed Building Issues

This application for listed building consent is for the installation of a dry riser inlet box at street level and outlet cabinets at platform level with their associated works. The works are being proposed to counter a reduction of water flows and pressure by the Water Authority that has done so in an effort to cut leaks and water supply. As such, the purpose of the works is to ensure water flow and pressure for fire-fighting purposes, in accordance with LU standards and as agree with the London Fire Brigade.

The only issue that could affect the station's special interest is the manner in which the outlet boxes would be affixed to the decorative tile walls at platform level. Screws will be used to affix the outlet boxes at platform level (as shown on drawing TLL-L001-FUNC-FIR-DRW-00070). If affixed properly the only intervention would be the associated screw hole in the tile. However, as noted-above, the tiles on the platform were renewed in 2008 to match the original. Therefore, on balance the proposals, required for health and safety purposes including ones to the platform walls are acceptable, not affecting the station's special architectural or historic interest, thereby retaining its significance as a designated heritage asset.

For future reference, the only issue subsequent to the works being undertaken associated with this consent are any proposals affecting the walls to the platforms. Given there have been numerous appendages added to the walls, their cumulative impact could mean loss of significance if the balance is tipped such that the tiles and their associated pattern are no longer visible. Should that be the case, then consolidation of the functional fixtures and fittings should be considered to ensure no loss of special interest associated with the tiling.