



Historic England

LONDON OFFICE

Mr Ian Gracie  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Direct Dial: 0207 973 3777

Our ref: L00504161

17 August 2016

Dear Mr Gracie

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015  
Application for Listed Building Consent**

**BELSIZE FIRE STATION , 36 LANCASTER GROVE, LONDON, NW3 4PB  
Application No 2016/1128/L**

Thank you for your letter of 7 March 2016 notifying Historic England of the scheme relating to the above site. Our specialist staff have had detailed pre application discussions on this scheme, alongside the Council. We are content that the scheme addresses all of the issues that we have raised during those discussions and now represents an acceptable conversion and reuse for this important historic building.

**Recommendation**

**This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.**

We have therefore drafted the necessary letter of direction (draft attached with conditions) for your Council to determine the application as you see fit and referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision, subject to the conditions set out in our letter of direction. Please send us a copy of your Council's decision notice in due course.

Please note that this response relates to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).



1 WATERHOUSE SQUARE 138-142 HOLBORN LONDON EC1N 2ST

Telephone 020 7973 3700  
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Yours sincerely



**Claire Brady**

Inspector of Historic Buildings and Areas

E-mail: [claire.brady@HistoricEngland.org.uk](mailto:claire.brady@HistoricEngland.org.uk)

Enc: Draft letter of authorisation

List of documents received by Historic England

BELSIZE FIRE STATION , 36 LANCASTER GROVE, LONDON, NW3 4PB  
Application No 2016/1128/L

Documents as approved



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17 August 2016

Dear Mr Gracie

**Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015**

**Direction as to the Granting of Listed Building Consent  
BELSIZE FIRE STATION , 36 LANCASTER GROVE, LONDON, NW3 4PB**

**Application No 2016/1128/L**

<i>Applicant:</i>	Vulcan Properties Limited
<i>Grade of building(s):</i>	II*
<i>Proposed works:</i>	Change of use of former fire station (Sui Generis) to provide 10 self-contained residential units (Class C3) including demolition of single storey side extension to be replaced with a single storey side extension to east elevation and erection of two single storey side extensions to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking.
<i>Drawing numbers:</i>	Drawings as approved
<i>Other Documentation:</i>	Documents as approved
<i>Date of application:</i>	9 February 2016
<i>Date of referral by Council:</i>	7 March 2016
<i>Date received by Historic England:</i>	10 March 2016
<i>Date referred to CLG:</i>	23 March 2016

**If your authority is minded to grant listed building consent for the application referred to in the schedule above, you are hereby directed to attach the condition(s) set out below, in addition to any which your Council is minded to impose.**

**Your Council is also directed not to approve the matters of detail to be submitted in pursuance of Condition(s) Nos 1 to 11 without first submitting these to and obtaining the approval in writing of Historic England.**



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Yours sincerely



**Claire Brady**

Inspector of Historic Buildings and Areas

E-mail: [claire.brady@HistoricEngland.org.uk](mailto:claire.brady@HistoricEngland.org.uk)

**NB: This direction is not valid unless appropriately endorsed by the Secretary of State**



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## Schedule of Conditions

Address: **BELSIZE FIRE STATION , 36 LANCASTER GROVE, LONDON, NW3 4PB**

Our refs: L00504161

HE File Reference: LRS

**Informative:** The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

1. Precautions shall be taken to secure and protect the interior and exterior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the Council as local planning authority before relevant works begin on site, and the relevant work carried out in accordance with such approval. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval in writing of the Council, advised by Historic England. Particular regard should be given to the following items:
  - (i) Historic ground surface finishes around the building, including tiles and granite setts.
  - (ii) Existing interior finishes, including staircases, tiled floors, glazed brickwork and panelling to Billiards Room;
  - (iii) Existing internal and external joinery, including doors and pole cabinets;
  - (iv) Existing internal and external ironmongery, including gutterwork and downpipes, fireman's pole, staircase balustrades, hooks and hose drying equipment, ladder supports and radiators;
  - (v) Existing fireplace surrounds and inserts.
2. Prior to the commencement of any relevant works, a schedule of all historic items to be moved or removed shall be submitted to and approved in writing by the Council as local planning authority, advised by Historic England. The schedule is to be accompanied by a Salvage Strategy, which is to include a methodology for removal, storage, reuse or disposal of those items.
3. All new external and internal works of making good to the retained fabric, shall match the appearance of the existing adjacent work with particular regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.



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4. New facing brickwork and stonework for use in repairs to the original facades and for the construction of the new dormer windows shall match the existing original brickwork and stonework particular regard to the colour, texture, consistency, face bond, joint size, mortar mix and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.
5. Samples of all new facing brickwork, stonework, tiles and joinery for the construction of the approved extensions shall be provided on site and the specification approved in writing by the Council as local planning authority, in consultation with Historic England, before the relevant parts of the works are begun. Sample panel(s) of a minimum dimension of 1m by 1m square of the proposed brickwork shall clearly illustrate the proposed face-bond, joint size, mortar mix and pointing profile. The approved brickwork sample panel shall be retained in situ until the relevant work is completed. The relevant parts of the work shall be carried out in accordance with such approved samples.
6. The proposed new dormer window structures shall match the method of construction, design, materials, profile and opening methods of the existing dormer window structures.
7. No cleaning of brickwork or stonework, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority, as advised by Historic England, before the work is begun, and the work shall be carried out in accordance with such approved proposals.
8. No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the external faces of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council, as advised by Historic England.
9. No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council, as advised by Historic England.
10. No aerials, plant, equipment or means of enclosure shall be erected outside the building envelope other than as indicated on the approved drawings, unless otherwise agreed in writing by the Council, as advised by Historic



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11. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with Historic England before the relevant work is begun. The relevant work shall be carried out in accordance with the approved details:
  - a. All new services;
  - b. All new surface treatments to walls, ceiling and floor within the former Appliance Bay, including new glazed doors;
  - c. All alterations to the main staircase compartment, including new lift;
  - d. Proposed treatment of panelling to former Billiards Room;
  - e. All works affecting fire poles and fire pole cabinets, including creation of separation between different residential units;
  - f. Proposed new mezzanine within Unit 8 (former gym at first floor level)



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