

Mr. Mandip Sahota
Nicholas Taylor & Associates
31 Windmill Street
London
W1T 2JN

Application Ref: **2016/0745/P**
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

28 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Belsize Fire Station
36 Lancaster Grove
London
NW3 4PB**

Proposal:

Part change of use of former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) including replacement 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.

Drawing Nos: 001; 002F; 003; 004G; 005F; 006; 007A; 008; 051C; 052E; 053D; 054A; 055; 056; 057D; 060; 061; 062; 063; 064B; 065; 066; 067; 068B; 069B; 070; 070; 071; 072; 080; 081; 082; 083; 084; 100; 101; 102; 104; 104; 105; 106; 107; 108; 109; 110; 111; 112; 113; 201; 202; 203; 204; 205; 206; 207; 208; 209; 210; 211; 212; 213; 214; 215; SK01-B; SK02-B; SK03-B; SK04-B; SK05-B; SK06-B.

Arboricultural Impact Assessment & Arboricultural Method Statement prepared by Challice Consulting dated 31st January 2016; Energy Statement prepared by XCO2 Energy dated May 2016; Sustainability Statement prepared by XCO2 Energy dated February 2016; Design & Access Statement prepared by Shaun Knight Architecture dated January 2016; Fire Strategy prepared by BB7 dated 2nd February 2016; Draft Construction Management Plan; Letter from Building Control Surveyor dated 29 January 2016; Heritage Statement prepared by DLG Architects dated January 2016; Planning Statement prepared by NTA



Planning dated February 2016; Structural Assessment prepared by Hockley & Dawson Consulting Engineers; Surface Water Drainage Statement prepared by Dr Paul Garrad dated February 2016; Daylight and Sunlight and Overshadowing Statement prepared by Brooke Vincent + Partners dated February 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 28th July 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 12th August 2016.

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

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

001; 002H; 003D; 004J; 005H; 006E; 007A; 008B; 051E; 052F; 053D; 054C; 055; 056 C; 057D; 060B; 061A; 062; 063C; 064B; 065; 066C; 067C; 068B; 069B; 070; 070A; 071; 072; 080A; 081B; 082A; 083A; 084; 100; 101; 102; 104; 104; 105; 106A; 107; 108; 109; 110; 111; 112A; 113A; 201; 202A; 203; 204; 205; 206; 207; 208; 209; 210; 211; 212; 213; 214; 215; SK01-B; SK02-B; SK03-B; SK04-B; SK05-B; SK06-B.

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Brooke Vincent + Partners dated February 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 28th July 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 12th August 2016.

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

- 4 Prior to the commencement of any works on site, the details demonstrating how trees to be retained shall be protected during construction work shall be followed and installed in line with the arboricultural report. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 5 Before occupation of any units, details of the secure and covered cycle storage area for 22 cycle spaces shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 If more than 1 year passes between the most recent bat survey and the commencement of demolition and/or tree works, an updated bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended) and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 Prior to commencement of development, full details of a lighting strategy (both temporary and permanent) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes plus a lux level contour plan which should extend outwards to incremental levels to zero lux. The lighting strategy should ensure no light spill outside of the site boundaries and should demonstrate how it seeks to minimise impact on bats.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, in line with paragraph 125 of the National Planning Policy Framework (2012) and in compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in accordance with the requirements policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 8 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).

- 9 Prior to commencement of the development, full details of the sustainable drainage system shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:30 year storm with a 30% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water, and shall demonstrate a maximum of 5l/s run off rate for 1:30 year storm. Details shall include a lifetime maintenance plan, and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 10 Prior to occupation, evidence that the SUDS system has been implemented in accordance with the approved details within condition no.10 as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 11 Details of bird and bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained. Guidance on biodiversity enhancements including artificial

nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

- 13 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 2 The Preliminary Ecological Assessment identified the presence of buddleia and green alkanet both of which are listed by the London Invasive Species Initiative as species of concern. Care should be taken to ensure that these species do not spread beyond the site during vegetation works.

Reason: To support the objectives of the Camden Biodiversity Action Plan 2013-

18.

- 3 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

REASON: To support the collation of ecological data to assist future decision making, and support the objectives of the Camden Biodiversity Action Plan 2013-18.

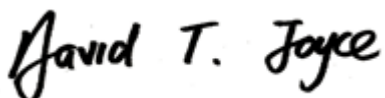
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning