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Planning – Development Control
Camden Council
Camden Town Hall
Judd Street
London
WC1H 8ND

Ref: 558

23 March 2018

Dear Sirs,

FORMER BELSIZE PARK FIRE STATION, 36 LANCASTER GROVE, LONDON NW3 4PB
PLANNING PERMISSION: 2016/5813/P
PLANNING PORTAL REFERENCE: PP-06792962

On 28th June 2017, planning permission was granted for the ‘*change of use of part of former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3) and installation of cycle parking enclosure*’.

The above consent was subject to a number of planning conditions (9 in total) of which a number require details to be submitted and approved by the LPA prior to commencement of development/commencement of works to each relevant part.

We are pleased to confirm that we have today submitted, via the Planning Portal, the following details:

Condition 4

Before the development commences, details of a secure cycle storage area for 14 cycles 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.

- Please see drawing BFS_THA_PR_AL_450_P4 [Proposed Cycle Storage]

Condition 6

Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a [1:100 year event with 30% provision for climate change] [demonstrating 50% attenuation of all runoff] [demonstrating Greenfield levels of runoff]. The system shall be implemented as part of the development and thereafter retained and maintained.

Please see;

- Drawing P-300B [Proposed Site Drainage Layout] prepared by Coyle Kennedy Engineers;
- Drawing P-301 [Typical Drainage Details] prepared by Coyle Kennedy Engineers;
- Surface Water Storage Requirement methodology prepared by HR Wallingford (Doc ref: 6253628);
- Drainage Lifetime Maintenance Schedule by Coyle Kennedy (document ref: 17-172-180321-01RP)

Condition 8

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

Please see;

- Drawing P-300B [Proposed Site Drainage Layout] prepared by Coyle Kennedy Engineers;
- Drawing P-301 [Typical Drainage Details] prepared by Coyle Kennedy Engineers;
- Surface Water Storage Requirement methodology prepared by HR Wallingford (Doc ref: 6253628);
- Drainage Lifetime Maintenance Schedule by Coyle Kennedy (document ref: 17-172-180321-01RP)

Condition 9

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.

- Please see Light Spillage Modelling Report prepared by Twin Earth. (Document ref: TE0275)

We trust that the documents submitted via the Planning Portal are sufficient to allow officers to validate and determine this application.

Should you have any questions or require any further information, please do not hesitate to contact me.

Yours Sincerely,



Mandip Sahota