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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: 2016/1128/L**  
**PLANNING PORTAL REFERENCE: PP-06792955**

On 28<sup>th</sup> June 2017, Listed Building Consent was granted for the 'Demolition of existing side extension and replacement with 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 associated with planning application for the change of use of former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) (in connection with Planning Permission 2016/0745/P).

The above consent was subject to a number of planning conditions (17 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**

*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.*
- Please see;
    - o Historic Items Schedule and Salvage Strategy produced by Tate Harmer (Doc Ref 14.03.18 RevP3 and photographs - see list at Tab 1)
    - o Conservation Management Plan (prepared by DLG)

#### **Condition 5**

*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*

- Please see Historic Items Schedule and Salvage Strategy produced by Tate Harmer (Doc Ref 14.03.18 RevP3 and photographs - see list at Tab 1)

#### **Condition 8**

*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*

- To be constructed on site circa w/c 09-04-18. Please contact us to arrange time to visit in due course.

#### **Condition 14**

*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;*

Please see;

- Mechanical Services
  - o L18051-IN2-00-00-DR-ME-0101 P2 (External Site Services - Ground Floor Level)
- Heating Services Layouts
  - o L18051-IN2-00-B1-DR-M-1001 P2 (Heating Services Layout - Basement Level 1)

- L18051-IN2-00-00-DR-M-1001 P2 (Heating Services Layout - Ground Floor Level)
- L18051-IN2-00-01-DR-M-1001 P2 (Heating Services Layout - First Floor Level)
- L18051-IN2-00-02-DR-M-1001 P2 (Heating Services Layout - Second Floor Level)
- Ventilation Services Layouts
  - L18051-IN2-00-B1-DR-M-2001 P2 (Ventilation Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-M-2001 P2 (Ventilation Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-M-2001 P2 (Ventilation Services Layout - First Floor Level)
  - L18051-IN2-00-02-DR-M-2001 P2 (Ventilation Services Layout - Second Floor Level)
  - L18051-IN2-00-RF-DR-M-2001 P2 (Ventilation Services Layout - Roof Level)
  - L18051-IN2-00-XX-DR-M-2701 P2 (Ventilation Services Layout - South & West External Elevations)
  - L18051-IN2-00-XX-DR-M-2702 P2 (Ventilation Services Layout - North & East External Elevations)
- Water Services Layouts
  - L18051-IN2-00-B1-DR-M-3001 P2 (Water Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-M-3001 P2 (Water Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-M-3001 P2 (Water Services Layout - First Floor Level)
  - L18051-IN2-00-02-DR-M-3001 P2 (Water Services Layout - Second Floor Level)
- Soils & Waste Services Layouts
  - L18051-IN2-00-B1-DR-M-4001 P2 (Soils & Waste Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-M-4001 P2 (Soils & Waste Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-M-4001 P2 (Soils & Waste Services Layout - First Floor Level)
  - L18051-IN2-00-02-DR-M-4001 P2 (Soils & Waste Services Layout - Second Floor Level)
- Gas Services Layouts
  - L18051-IN2-00-00-DR-M-5001 P1 (Gas Services Layout - Ground Floor Level)
- External Lighting Services Layout
  - L18051-IN2-00-00-DR-E-0101 P3 (External Lighting Layout)
- Lighting Services Layout
  - L18051-IN2-00-B1-DR-E-1001 P2 (Lighting Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-E-1001 P2 (Lighting Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-E-1001 P2 (Lighting Services Layout - First Floor Level)
  - L18051-IN2-00-02-DR-E-1001 P2 (Lighting Services Layout - Second Floor Level)
- General Services Layout
  - L18051-IN2-00-B1-DR-E-2001 P2 (General Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-E-2001 P2 (General Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-E-2001 P2 (General Services Layout - First Floor Level)
  - L18051-IN2-00-02-DR-E-2001 P2 (General Services Layout - Second Floor Level)
- Fire Alarm Services Layout
  - L18051-IN2-00-B1-DR-E-4001 P2 (Fire Alarm Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-E-4001 P2 (Fire Alarm Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-E-4001 P2 (Fire Alarm Services Layout - First Floor Level)

- L18051-IN2-00-02-DR-E-4001 P2 (Fire Alarm Services Layout - Second Floor Level)
- **Cable Containment Services Layout**
  - L18051-IN2-00-B1-DR-E-7001 P2 (Cable Containment Services Layout - Basement Level 1)
  - L18051-IN2-00-00-DR-E-7001 P2 (Cable Containment Services Layout - Ground Floor Level)
  - L18051-IN2-00-01-DR-E-7001 P2 (Cable Containment Services Layout - First Floor Level)
  - L18051-IN2-00-02-DR-E-7001 P2 (Cable Containment Services Layout - Second Floor Level)
- **Security & Access Control Services Layout**
- L18051-IN2-00-B1-DR-E-8001 P2 (Security & Access Control Services Layout - Basement Level 1)
- L18051-IN2-00-00-DR-E-8001 P2 (Security & Access Control Services Layout - Ground Floor)
- L18051-IN2-00-01-DR-E-8001 P2 (Security & Access Control Services Layout - First Floor Level)
- L18051-IN2-00-02-DR-E-8001 P2 (Security & Access Control Services Layout - Second Floor Level)
  
- b. *All new surface treatments to walls, ceiling and floor within the former Appliance Bay, including new glazed doors;*
- To be submitted in due course
  
- c. *All alterations to the main staircase compartment, including new lift;*
- Please see;
- THA\_BFS\_PR\_AL\_430\_P1 (detail 7 - lift plans)
- THA\_BFS\_PR\_AL\_431\_P1 (detail 8 - north lift elevation)
  
- d. *Proposed treatment of panelling to former Billiards Room;*
- To be submitted in due course
  
- e. *All works affecting fire poles and fire pole cabinets, including creation of separation between different residential units;*
- To be submitted in due course
  
- f. *Proposed new mezzanine within Unit 8 (former gym at first floor level)*
- Please see;
- THA\_BFS\_PR\_AL\_420\_P2 (detail 6 - apartment 8 mezzanine section)
- THA\_BFS\_PR\_AL\_810\_P2 (mezzanine floor details)

#### **Condition 17**

*Prior to the commencement of any works on site detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:*

- a) *Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors, jamb and head of door openings, and gates;*

Please see drawings;

- THA\_BFS\_PR\_AL\_520\_P1 (window door and grille to existing building)
- THA\_BFS\_PR\_AL\_521\_P1 (window door and grille to extensions)
- THA\_BFS\_PR\_AL\_620\_P1 (typical window detail sections)
- THA\_BFS\_PR\_AL\_621\_P1 (typical window plan details)
- THA\_BFS\_PR\_AL\_622\_P1 (typical grille detail)
- THA\_BFS\_PR\_AL\_623\_P1 (typical door section details)

- b) *Details of all new balustrade, railings and modifications to existing railings at a scale of 1:10 with finials at 1:1, including method of fixing with samples of railings (to be provided on site);*

Please see drawings;

- THA\_BFS\_PR\_AL\_090\_P3 (basement plan)
- THA\_BFS\_PR\_AL\_100\_P4 (ground floor plan)
- THA\_BFS\_PR\_AL\_110\_P4 (first floor plan)
- THA\_BFS\_PR\_AL\_120\_P3 (second floor plan)
- THA\_BFS\_PR\_AL\_400\_P3 (detail 1 - apartments 2 - 4 basement door and steps)
- THA\_BFS\_PR\_AL\_420\_P2 (detail 6 - apartment 8 mezzanine section)
- THA\_BFS\_PR\_AL\_430\_P3 (detail 7 - lift plans)
- THA\_BFS\_PR\_AL\_431\_P3 (detail 8 - north lift elevation)
- THA\_BFS\_PR\_AL\_640\_P2 (lightwell balustrade details)
- THA\_BFS\_PR\_AL\_810\_P2 (mezzanine floor details)

- c) *Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site);*

- Please see Facing Materials Sheet produced by Tate Harmer (Document Reference: 289\_1\_2\_Planning Facing Materials Rev P1, dated 22<sup>nd</sup> March 2018)

- d) *Detailed drawings are a scale of no less than 1:20 of all new dormers;*

Please see drawings;

- THA\_BFS\_PR\_AL\_410\_P2 (detail 3 - apartment 11 dormers)
- THA\_BFS\_PR\_AL\_411\_P3 (detail 4 - apartment 10 dormers)

- e) *Detailed plans of proposed roof works, vents and any works to chimneys.*

Please see drawings;

- L18051-IN2-00-RF-DR-M-2001 P2 (Roof Level Ventilation Services Layout)
- L18051-IN2-00-XX-DR-M-2701 P2 (South and West External Elevations Ventilation Services Layout)
- L18051-IN2-00-XX-DR-M-2702 P2 (North and East External Elevations Ventilation Services Layout)
- THA\_Proposed Roof Plan

- f) *A sample panel of brickwork no less than 2m by 2m including junction with window opening demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and*

*horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.*

- To be constructed on site circa w/c 09 April 2018. Please contact us to arrange viewing.

*The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.*

- It is confirmed that the approved sample panel will be retained on site during the course of the works.

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,

A handwritten signature in black ink, appearing to read 'Mandip Sahota', with a long horizontal stroke extending to the right.

**Mandip Sahota**

**TAB 1****LIST OF PHOTOGRAPHS SUBMITTED IN SUPPORT OF ITEMS SCHEDULE AND SALVAGE STRATEGY**

<b>File Name</b>	
A501A	A803
A501B	A804
A502	A805
A503	A806
A504A	A1203
A505A	A1303
A505B	A1403
A507	A1501
A508	A1601
A509	A1701
A511	A1801
A513	AE102A
A514A, A514B	AE102B
A515	AE102C
A516	AE102D
A517	AE110A
A518	AE110B
A601A	AE110C
A601B	AE111
A601C	AE112
A601D	AE301
A601E	AE306
A601F	AEX03
A602	AEX04B
A605	AEX09
A606A	AEX10
A606B	AEX12
A606C	AEX13
A606D	AEX14
A606E	AEX15
A608	AEX16
A609	AEX17
A611	AEX18
A614	AEX19
A615	AEX20
A616	AEX22
A617	AEX23
A701A	AL101
A701B	AL102A
A701C	AU101A
A702A	AU101B
A702B	AU102
A703	AU104
A704	AU105
A705	AU301
A706	AU302A
A707	AU302B
A801A	AU302C

A801B	AU302D
A802	AU307
	B501
B502	
B504	
B601	
B602	
B603	
B607	
B609	
B701A	
B701B	
B801	
B802	
B803	
B804	
B901	
B904	
B905	
B1002	
B1102	
B1104	
C501	
C506	
C701	
C801	
C901	
CE101	
CU101	