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Mr Nick Baxter
Planning – Development Control
Camden Council, Camden Town Hall
Judd Street
London
WC1H 8ND

Ref: 558

23 May 2018

Dear Mr Baxter,

FORMER BELSIZE PARK FIRE STATION, 36 LANCASTER GROVE, LONDON NW3 4PB
PLANNING PORTAL REFERENCE: PP-07000039

Introduction

As you will be aware, on 28th June 2017, planning and listed building consents were granted for the change of use of the former fire station (Sui Generis) to provide a series of self-contained residential units (Class C3). In summary;

- Under planning permission 2016/0745/P and LBC 2016/1128/L, consent was given for the '*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*'.
- Additionally, under planning permission 2016/5813/P and LBC 2016/6119/L, consent was given 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*'

With regard to the latter consent for 5 units, this was originally submitted as an application for 7 units. However, on 28th March 2017, officers granted a certificate of lawfulness for existing use for the site which confirmed that two residential units had been in lawful use for a period of more than four years (Ref no. 2017/0862/P).

As a result, the total uplift of residential units on the site was deemed to be 16 rather than 18. Units 13 and 14 were therefore removed from applications 2016/5813/P and 2016/6119/L.

Notwithstanding the fact that the two units were extant and established, as part of the overall refurbishment and conversion of the property, the applicants do propose to make internal changes to units '13 and 14'. Accordingly, LB consent would still be required, thus the reason for this application.

Assessment

The proposed internal works to units 13 and 14 are consistent with the other approved units in this part of the building, comprising the former fireman's accommodation.

Policy requires development proposals to consider the character setting, context and the form and scale of neighbouring buildings as well as the character and proportions of the existing buildings where (such as this case) alterations and extensions are proposed. In terms of listed buildings, the council will only grant consent for alterations to a listed building where it considers this would not cause harm to the special interest of the building.

Policies D1 and D2 of the Local Plan states that the Council will preserve and, *where appropriate*, enhance Camden's rich and diverse heritage assets and their settings, including listed buildings.

As summarised by officers in their report to committee recommending approval of the 5 unit scheme in this part of the building (2016/5813/P and 2016/6119/L);

"the alterations to the eastern range of the grade-II listed fire station are considered uncontroversial. They result in no changes to the outward appearance of the building. The significant parts of the site are its exterior and its relationship with its surroundings, and the details, materials and principal spaces in the main building, such as the appliance bay, hose tower, billiards room, gym and mess room."*

The application site consists of units 13 and 14 forming part of the raised ground floor of the block of former firemen's accommodation to the east of the site. Given the extant use of the site for residential purposes, the volume of rooms, provision of windows, servicing, etc are generally established.

The interiors in this part of the site are plain and largely without interest, and what historic features survive, such as chimney breasts and fireplaces, will be retained. The principle form, layout and volumes of the units are also retained, with only minor alterations to the plan layout.

In unit 13, the main intervention is the insertion of a kitchen attached to the chimney breast, a minor harm in this secondary context. Other partition changes affect non-original fabric and masonry walls are retained. The chimney breast to the west has already been compromised by alterations. The boarded-up front door is reinstated.

In unit 14, masonry walls are largely retained in a consistent manner with neighbouring units.

In both cases, bathrooms and kitchens remain broadly where they already are, on the northern side of the block, meaning that servicing is simplified and features such as vents and pipes either already exist or can be unobtrusively sited on this more cluttered balcony elevation, rather than the more sensitive southern elevation. The principle bedroom and living/dining room remain on the south side of the building.

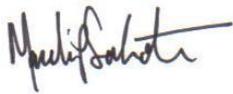
We include as part of this submission the Heritage Statement that was submitted and approved as part of planning application 2016/5813/P and LBC 2016/6119/L. That report covered the two units that form the basis of this LB application, before they were removed from the previous consents in light of the certificate of lawfulness.

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

Finally, as the listed building works concerning units 13 and 14 form part of the wider conversion and restoration works at the site, commencement of which is imminent, the applicants would wish to avoid the need for any pre-development conditions. Accordingly, having regard to the conditions secured under the other listed building consents, the applicants also submit detailed drawings in respect of proposed internal finishes, services, ventilation equipment etc.

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 flourish extending to the right.

Mandip Sahota