

<b>Address:</b>	Former Belsize Fire Station 36 Lancaster Grove London NW3 4PB		<b>6&amp; 7</b>
<b>Application Number:</b>	2016/5813/P	<b>Officer: Ian Gracie</b>	
<b>Ward:</b>	Belsize		
<b>Date Received:</b>	24/10/2016		
<b>Proposal: Part change of use of former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3) and installation of cycle parking enclosure.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers</b>			
501; 090A; 203; 204; 214; 502; 504B; 005B; 510; 511; 512; 513; 514; 600; 602; 603; 610; 612.			
Reports: Design & Access Statement prepared by SKA dated October 2016; Planning Statement prepared by Nicholas Taylor & Associates dated October 2016; Heritage Assessment prepared by Anthony Walker dated September 2016; Landscaping Statement prepared by SKA Architects; Daylight and Sunlight Report prepared by BVP dated October 2016; FRA Addendum; SUDS Proforma; Energy Statement prepared by XCO2 Energy dated November 2016; Sustainability Statement prepared by XCO2 Energy dated November 2016.			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement</b>			
<b>Date of Application:</b>	24/10/2016		
<b>Application Number:</b>	2016/6119/L		
<b>Proposal: Internal alterations associated with the part change of use of former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3) and installation of cycle parking enclosure (Ref no. 2016/5813/P).</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers</b> (as above)			
<b>RECOMMENDATION SUMMARY: Grant conditional Listed Building Consent</b>			
<b>Applicant:</b>	<b>Agent:</b>		
c/o Agent	Nicholas Taylor + Associates 31 Windmill Street London W1T 2JN		

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>Sui Generis</i>		411m <sup>2</sup>
Proposed	<i>C3 Dwelling House</i>		411m <sup>2</sup>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									
Proposed	<i>Flat/Maisonette</i>	6	1							

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	0	0
Proposed	0	0

## OFFICERS' REPORT

**Reason for Referral to Committee: Terms of reference 3 (IV)** – the making of an obligation or agreement under Section 106 of the Town and Country Planning Act 1990 or other legislation (“the obligation”) that secures more than £50,000 of financial contributions or other public benefits of estimated equivalent capital value.

### 1. SITE

1.1 The application site comprises a Grade II\* listed former fire station, which became vacant as part of the Fifth London Safety Plan cuts in January 2014. The building has an ‘L’ shape and is situated within a triangular site area of approximately 0.44 acres on the corner of Lancaster Grove and Eton Avenue, and located approximately 0.5km due south of Belsize Park London Underground Station. The building is significantly set back from the street (approximately 10m) with a large paved area to the north and east, soft landscaping comprising lawn and shrubs to the south facing Eton Avenue, and an access path to the west.

1.2 The application site is also situated within the Belsize Park Conservation Area. The statutory list description for the Grade II\* status summarises the following important features:

- *“It is one of the most distinctive and original of a remarkable series of fire stations built by the LCC between 1896-1914, each executed to a bespoke design, which are widely admired as being among the most accomplished examples of LCC civic architecture of this rich and prolific period;*
- *High architectural quality - as manifest in design, detail, materials and sensitivity to context;*
- *It is also one of the most intact as originally built retaining its original timber appliance bay doors, plan form and numerous other features;*

- *In the wider context of Edwardian architecture, this station is an exemplar of the use of a domestic idiom, the Arts and Crafts style, in a municipal building;*
- *The building groups well with its neighbours in this area noted for its concentration of distinctive Arts and Crafts houses, including the many listed houses on Eton Avenue.”*

1.3 The surrounding area is of a predominantly residential character that features detached and semi-detached properties of three stories. Directly to the south of the site on the opposite side of Eton Avenue is the independent preparatory Sarum Hall School.

## **2. THE PROPOSAL**

### **Original**

- 2.1 Permission is sought for the part change of use of the former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3).
- 2.2 A resolution to grant planning permission subject to the signing of a Section 106 Agreement was made at committee on 29<sup>th</sup> September 2016 (Ref no. 2016/0745/P) for the part change of use of the former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) together with various extensions and alterations. The S106 Legal Agreement has not yet been signed and therefore a final decision has not yet been made.
- 2.3 This application comprises the remaining 411sqm of Firemen’s accommodation that was omitted from the previous planning permission (Ref no. 2016/0745/P).
- 2.4 Due to the fact that the previous proposal sought to change the use of only part of the building, the applicant agreed to enter into a legal agreement which ensured that, should the remaining 411sqm of the building change use to residential, the applicant will provide an affordable housing contribution in accordance with a single assessment of the whole site, which would be above the 10 unit threshold for affordable housing. Therefore, any further change of use of the remainder of the floorspace would trigger a requirement for additional affordable housing based on the whole scheme. As a result of this, this proposal secures an additional affordable unit in line with this agreement. Further assessment of the affordable housing provision is set out within paragraphs 7.8-7.15.
- 2.5 The proposed mix of units comprises 4 x 1-bed units and 1 x 2-bed units on ground and first floor level. A schedule of the proposed sizes of each unit is set out in paragraph 7.34 below.

### **Revisions**

- 2.6 Throughout the course of the application the following revisions were made to the application:

- Amendments were sought with regards to the detail of the cycle parking arrangement. The cycling enclosure was removed by way of reducing the visual impact on the adjacent Grade II\* listed building.
- The applicant demonstrated that two residential units already existed on site. The proposal therefore creates 5 new residential units as opposed to the original 7. Further analysis of this is provided in paragraphs 7.10-12 below.

### 3. RELEVANT HISTORY

**2005/2114/L** – Internal alterations to first floor flat at Belsize Fire Station. – **Granted 6<sup>th</sup> September 2005.**

**2010/2709/L** – Replacement of existing heating system, including boiler and associated controls and pipework, installation of new heater to appliance bay, and upgrading of electrical systems. – **Granted 13<sup>th</sup> July 2010.**

**2011/0160/L** – Creation of doorway in existing partition and erection of new partition to divide existing shower at first floor level. – **Granted 17<sup>th</sup> March 2011.**

**2016/0745/P** – 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. – **Resolution to grant planning permission subject to a Section 106 Agreement (legal agreement still pending).**

**2016/1128/L** – 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 part change of use of former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) (Ref no. 2016/0745/P). – **Granted 29<sup>th</sup> September 2016**

### 4. CONSULTATIONS

#### **Statutory Consultees**

#### 4.1 Historic England

- No objection

#### 4.2 Victorian Society

- No objection.

#### 4.3 Georgian Society

- No objection.

#### 4.4 20<sup>th</sup> Century Society

- No objection.

#### 4.5 The Society for the Protection of Ancient Buildings

- No objection.

#### 4.6 The Ancient Monuments Society

- No objection.

#### 4.7 The Council for British Archaeology

- No objection.

### **Conservation Area Advisory Committee**

#### 4.8 Belsize Conservation Area Advisory Committee (CAAC)

- No objection

### **Local Groups**

4.9 No objections received.

### **Adjoining Occupiers**

<i>Number of letters sent</i>	0
<i>Total number of responses received</i>	1
<i>Number in support</i>	0
<i>Number of objections</i>	0

4.10 A press notice was published in the Ham & High on 17 November 2016 expiring 08 December 2016 and a site notice was displayed on 16 November 2016 until 07 December 2016.

4.11 A letter received was received from Councillor Mason stating the following:

*“This application for 7 further flats its made with no accompanying additional on site spaces for cars. There is already a lack of on-street parking spaces, in Lancaster Grove and Eton Avenue, and adjacent roads. Therefore planning permission should only be granted on the condition that parking permits cannot and will not be made available.”*

## **5. POLICIES**

### 5.1 **National Planning Policy Framework 2012 (NPPF)**

### 5.2 **London Plan 2016**

### 5.3 **LDF Core Strategy and Development Policies** LDF Core Strategy

- CS1 – Distribution of growth
- CS4 – Areas of more limited change
- CS5 – Managing the impact of growth and development
- CS6 – Providing quality homes
- CS11 – Promoting sustainable and efficient travel
- CS13 – Tackling climate change through promoting higher environmental standards
- CS14 – Promoting high quality places and conserving our heritage

#### LDF Development Policies

- DP2 – Making full use of Camden's capacity for housing
- DP3 – Contributions to the supply of affordable housing
- DP5 – Homes of different sizes
- DP6 – Lifetime homes standards and wheelchair homes
- DP16 – The transport implications of development
- DP17 – Walking, cycling and public transport
- DP18 – Parking standards and limiting the availability of car parking
- DP19 – Managing the impact of parking
- DP22 – Promoting sustainable design and construction
- DP23 – Water
- DP24 – Securing high quality design
- DP25 – Conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours

#### **5.4 Supplementary Planning Guidance**

- CPG1 – Design (2015)
- CPG2 – Housing (2015)
- CPG3 – Sustainability (2015)
- CPG6 – Amenity (2011)
- CPG7 – Transport (2011)

Belsize Conservation Area Statement (April 2003)

#### **5.5 Draft Camden Local Plan**

Last summer, the Camden Local Plan was formally submitted to the government for public examination. The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The following policies are considered to be relevant:

- H1 – Maximising housing supply;
- H4 – Maximising the supply of affordable housing;
- H5 – Protecting and improving affordable housing;
- H6 – Housing choice and mix;

H7 – Large and small homes;  
A1 – Managing the impact of development;  
A3 – Protection, enhancement and management of biodiversity;  
D1 – Design;  
D2 – Heritage;  
CC1 – Climate change mitigation;  
T1 – Prioritising walking, cycling and public transport;  
T2 – Car-free development and limiting the availability of parking.

## **6. STATUTORY PROVISIONS**

- 6.1 The statutory provisions principally relevant to the determination of these applications are:
- 6.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”).
- 6.3 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 6.4 Section 66 (1) and (2) of the act states:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

- 6.5 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified.

## **7. ASSESSMENT**

- 7.1 The principal considerations material to the determination of this application are summarised as follows:

- Land use;
- Affordable housing;
- Conservation and design;
- Quality and mix of proposed accommodation;
- Neighbour amenity;
- Transport;
- Sustainability.

## **LAND USE**

### Loss of Existing Use

- 7.2 The loss of the existing fire station was established as part of the previous application for the site (Ref no. 2016/0745/P) on the basis of the following considerations.
- 7.3 The Belsize Fire Station became vacant in January 2014 as part of the Fifth London Safety Plan, which caused the closure of 10 fire stations throughout London as part of the government's national framework for the fire and rescue services. It is not therefore considered that loss of this specific fire station will create, or add to, a shortfall of such facilities in the local area as it has been determined by the government that the existing facility has become surplus to requirements. Following this, the property was put up for sale by the London Fire Service on the open market and acquired by the applicant. Evidence of that marketing process was provided by the applicant in their planning statement. The applicant did not therefore provide marketing evidence that the site was offered at a reasonable charge to other community groups or voluntary organisations over a 12-month period. Whilst this is contrary to policy DP15 of the adopted Local Plan and C2 of the emerging Draft Local Plan, it is considered that given the unique situation of this site involving the sale of the fire station from the London Fire Brigade (LFB), there is no possibility of the existing specific community use (fire station) continuing on this site.
- 7.4 Given also the Grade II\* listed status of the application site, considerable weight was afforded to the physical alterations that would be required in order to convert the existing property to another community facility which meets modern building requirements.
- 7.5 Since the previous application was assessed for this site, there have been no material changes on site and the above assessment is still considered to be accurate. In light of this, and the evidence provided above, it is considered that the loss of the existing use is acceptable subject to an appropriate alternative use for the site which would be of public benefit.

### Proposed Use

- 7.6 Housing is regarded as the priority land-use of the Local Development Framework and this is reiterated within the emerging Local Plan, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. The proposal would provide 5 additional units (on top of the 11 previously secured) on site in a mix of 1-bed and 2-bed units. As such the provision of new residential accommodation is compliant with policies CS6 and DP2, and Policy H1 of the emerging Local Plan, as long as it meets the Council's residential development standards and does not harm the amenity of existing and future occupiers.
- 7.7 This is also subject to appropriate physical alterations being made to the Grade II\* listed building to accommodate residential use.



## **AFFORDABLE HOUSING**

- 7.8 Policy DP3 expects all residential developments with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing. Policy DP3 also recognises factors relating to the individual circumstances of a site taking account of site costs and constraints, the availability of public subsidy, financial viability and other scheme requirements that will affect the scale, nature and location of affordable housing.
- 7.9 Paragraph 3.11 of policy DP3 states that:

*“The Council will seek to prevent a succession of related proposals that fall just below the capacity threshold of 10 dwellings or 1,000 sum (gross). We will seek legal agreements to ensure that each part of a split or phased development makes an appropriate affordable housing contribution, having regard to the contribution that would arise from a single assessment across all components. If appropriate, the Council will use legal agreements to ensure that the affordable housing contribution is triggered by the phase that brings the cumulative housing total to 1,000 sums (gross), and increases in accordance with the final cumulative housing total after a specified period.”*

### CLEUD

- 7.10 On 28 March 2017, officers granted a certificate of lawfulness for existing use for the application 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).
- 7.11 As a result, the total uplift of residential units on this site is 16 rather than 18. This has resulted in the affordable housing requirement for the site being reduced from 3.24 units to 2.5. Units 13 and 14 have therefore been removed from this application. These are both 1-bed units both measuring 50sqm.
- 7.12 As part of the previous application, 2016/0745/P, a clause to the Section 106 was agreed which required that further affordable housing provision should be provided on site, in accordance with policy DP3, once the remainder of the building came forward for residential use.

### Current application

- 7.13 Due to the fact that the previous proposal sought to change the use of only part of the building the applicant agreed to enter into a legal agreement which ensured that, should the remaining 420sqm of the building be brought forward as residential, the applicant must provide an affordable housing contribution in accordance with a single assessment of the whole site, which would be above the 10 unit threshold for affordable housing.
- 7.14 Emerging policy H4 notes that a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity.

- 7.15 In light of the above, taking into account a full assessment of the site and what was agreed as part of the previous application (2016/0745/P), a total of 2.5 affordable units are required to be provided on site. The applicant has provided 2 affordable units on site which will be secured via a Section 106 legal agreement. Whilst the proposal does not meet the required affordable housing provision, it is considered acceptable in this instance to have a marginal shortfall.
- 7.16 Units 3 and 4 are being provided as the affordable housing provision. These units were converted as part of the previous application (2016/0745/P). Both units are 1-bed units both measuring 51sqm and will be provided as Intermediate Rented Housing which is in accordance with the required tenure as set out in emerging policy H4.
- 7.17 As such, it is considered that the proposal complies with policy DP3 of Camden's Local Development Framework Development Policies document and policy H4 of Camden's emerging Local Plan.

### **CONSERVATION AND DESIGN**

- 7.18 Policy DP24 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.
- 7.19 With regards to conservation areas, policy DP25 states that the council will only permit development with conservation areas that preserves and enhances the character and appearance of the area. In terms of listed buildings, the council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building.
- 7.20 Policies D1 and D2 of the emerging Local Plan will replace the above policies once fully adopted. Policy D2 however states that the Council will preserve and, *where appropriate*, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.
- 7.21 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.
- 7.22 The application site consists of the ground and first floors of the block of firemen's accommodation to the east of the site. As such, it reasonably readily lends itself to residential conversion, in terms of volumes of rooms, provision of windows, servicing, etc, although kitchens and bathrooms are in need of enlargement. 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 original plan form of large rooms along the southern side will be retained, while 20th-century alterations to subdivide the rooms along the northern side will be reorganised.

- 7.23 As far as alterations to the historic plan form are concerned, the accommodation block is of decidedly secondary interest, compared with the main fire station. At ground-floor level, a number of cells that have become interconnected over time with lateral connections are separated into three flats.
- 7.24 In unit 12, the existing kitchen and bathroom are not thought to be original. This is suggested by the way the hall wall slants into the centre of the window to the north. Therefore alterations here are not considered significant or harmful. While the relationships between the spine walls and the fireplaces are altered, they remain fundamentally similar, and the legibility of the spaces is fundamentally retained. The spine wall continues to emerge from the fireplaces to the east, while the fireplace to the west retains a gap on either side.
- 7.25 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 all masonry walls are retained. The chimney breasts to the west have already been compromised by alterations. The boarded-up front door is reinstated. A non-original lateral opening between 13 and 14 is closed, reinstating original plan form.
- 7.26 In unit 14, a chimney breast that is currently encased in fitted wardrobes is partly revealed to the east while one to the west is exposed by having a wall removed from its centre. Otherwise all masonry walls are retained.
- 7.27 In each case, bathrooms and kitchens remain broadly where they already are, on the northern side of the block, meaning that servicing is likely to be 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.
- 7.28 A similar process occurs on the first floor. In unit 15 the alterations merely constitute rearrangements of previous alterations. A non-original gap between 15 and 16 is infilled, reinstating the historic plan form.
- 7.29 In unit 16, there will be partition alterations, as in unit 17, but all historic walls will remain.
- 7.30 In units 18, a number of non-original partitions will be removed, but the historic walls and chimney breasts will be retained.
- 7.31 In summary, the proposed alterations will not harm the significance of the grade-II\* listed building, which is in any case best protected by being kept in optimum viable use, which these minor alterations will help enable.

## **QUALITY AND MIX OF RESIDENTIAL ACCOMMODATION**

- 7.32 Paragraph 26.11 of policy DP26 states that the size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. As such, new

residential units must comply with the standards as set out within Table 3.3 of the London Plan 2016. Policy H7 of the emerging Local Plan will replace policy DP26 once fully adopted.

- 7.33 Care has been taken within the listed building conversions to preserve the plan form and not to over subdivide the individual rooms. This is made possible by the units already benefitting from a residential layout. This has resulted in a larger flat in one instance, which is considered appropriate from a heritage perspective and acceptable in amenity standards.
- 7.34 The table below compares the proposed floorspace for each respective unit against the current space standards as set out within the London Plan 2016.

<b>Unit No.</b>	<b>Proposed Unit</b>	<b>Proposed floorspace (sum)</b>	<b>Required floorspace (sum)</b>
12	1b2p	55	50
15	1b2p	55	50
16	1b2p	50	50
17	1b2p	50	50
18	2b4p	101	70
<b>Total</b>		<b>411</b>	

- 7.35 As a result of the information provided above, the proposal is considered to comply with the requirements of policies CS5 and DP26 of Camden’s Local Development Framework and policy H7 of the emerging Local Plan.
- 7.36 The Dwelling Size Priorities Table, set out within policy DP5, notes that 2-bedroom market units have a ‘very high’ priority and it also sets out an aim of 40% of all new units to be 2-bedroom units. This application, when combined with the previous application, proposes a 22% proportion of 2-bedroom units across the whole site. Emerging policy H7 notes that both 2-bedroom and 3-bedroom market and social-affordable rented units are a ‘high’ priority. However, on review of the plans, it is considered appropriate to have such a proposed mix, given the variation in floor space configuration and minimum flat size requirements, balanced together with minimal intervention required and preservation of the host buildings historic features.
- 7.37 As noted above, the affordable housing units being secured as part of this application are both 1-bed units and measure 51sqm which is in accordance with the space requirements as set out above.

Daylight/Sunlight

- 7.38 All of the proposed units are dual aspect and will benefit from good levels of daylight. The majority of rooms are served by large windows that will provide good levels of daylight. It is considered that the proposed units will therefore receive adequate levels of daylight and sunlight.

Outlook

- 7.39 The proposed units across the site are considered to have good levels of outlook and would be served by adequate window sizes appropriate to the rooms which they serve.

#### Privacy and neighbouring amenity

- 7.40 All units are considered to achieve good levels of privacy. It is not considered that the proposed units will create any increased level of overlooking towards neighbouring occupiers.

#### Private amenity space

- 7.41 The London Housing SPG requires that a minimum of 5sqm of private outdoor space with an extra 1sqm for each additional occupant is provided within residential developments.
- 7.42 None of the units will have access to private amenity space. However, given the constraints on allowable physical alterations to the Grade II\* listed building, the opportunity for creating such amenity space is limited. A communal terrace (approximately 48sqm) is however proposed on the first floor above the Appliance Bay, which is considered acceptable. It is also noted that the building does have open spaces surrounding it, which would be of amenity benefit to future occupiers. It is therefore considered that there is sufficient amenity space to accommodate future residents of the site.

#### Access

- 7.43 Due to the nature of the listed buildings on site, it is not possible to meet the required standards around entrance arrangements, although internally most space standards are achieved. As the buildings are Grade II\* listed there are extenuating circumstances, to prevent adaptation, which would be harmful to the historic interest of the building and therefore they cannot be adapted.

### **TRANSPORT**

#### Car Parking

- 7.44 The previous planning application secured a maximum of 11 on-site car parking spaces (including any disabled parking spaces) via a Section 106 legal agreement.
- 7.45 In line with the recommendation for the previous application on site (2016/0745/P), which established the maximum number of acceptable off-street parking spaces and 'car-capped' the development to ensure that no further parking permits could be applied for, it is recommended that this proposal will replicate this and secure no further permits or spaces can be applied for.

#### Cycle Parking

- 7.46 The initial proposal provided 14 secured and covered cycle parking spaces located at ground floor level, in the form of covered store outside the building on the forecourt. However, due to concerns on conservation grounds and the fact that the building is a Grade II\* listed building, the cycle store has been revised to be

uncovered Sheffield stands. On balance, this is in accordance with the minimum requirements of the London Plan and is therefore considered to be in accordance with policy DP17 and emerging policy T1. A condition is recommended to require the provision prior to occupation.

## **SUSTAINABILITY**

7.47 As with the previously recommended scheme this application is recommended for approval subject to a S106 legal agreement to secure a Energy Efficiency and Renewable Energy Plan, together with a Sustainability Plan. The following sustainability measures were secured as part of the previous application and will be featured in this proposal also.

### CO2 reduction

7.48 The development is expected to reduce regulated CO2 emissions by 46.2% when compared to the existing baseline building. This meets the London Plan CO2 reduction target of 35% as required for all major developments. The proposal will achieve this via the following measures:

- Boiler upgrade (communal boiler system);
- Lighting upgrade (and installation of controls and sensors) and electrical rewiring;
- Roof insulation and insulation levels meeting Building Regulations Part L1B targets for the new thermal elements; and
- Draft proofing.

7.49 Due to the constraints of physical alterations to a Grade II\* listed building, it was considered acceptable that the introduction of renewable energy technologies was not proposed in this instance. As the site will meet its overall target for the reduction in CO2 emissions, this is considered acceptable in this instance.

### Drainage

7.50 SuDS were proposed as part of the previous application. Accordingly a condition to require details of the system prior to commencement and evidence that this system had been implemented prior to occupation is recommended.

### Greenfield, Existing and proposed site run off rates

7.51 The applicant proposed a discharge rate of 5 l/s, though during the more intense 1 hour storm a discharge rate of 7.58 l/s was proposed. A condition is recommended to ascertain how the variable discharge rate will be achieved. This detail will include invert levels (of the pipe network), exceedance flows (so it is possible to understand where the excess water would fall and collect in an intense storm) and Micro drainage modelling calculations.

7.52 Due to the fact that the proposal involves the change of use to a Grade II\* listed building, which carries a number of limitations, it is accepted in this instance to accommodate a storm tank for a 1:30 year event rather than a 1:100 year event, which would require an unreasonably large storm tank in the context of a listed

building. This was considered acceptable in the context of the development proposed and safeguarding historic interests of the building.

## **8. BIODIVERSITY**

- 8.1 A number of conditions have been recommended to be attached to this permission which are consistent with the previous permission, to ensure that the whole site is covered by the necessary conditions as if the scheme were to come forward as one comprehensive scheme.
- 8.2 As such, a condition requiring a lighting strategy to be submitted to the Council prior to commencement is recommended. Further to this, 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.
- 8.3 As such, the proposal is in accordance with policy CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy A3 of the emerging London Borough of Camden Local Plan.

## **9. PLANNING OBLIGATIONS**

- 9.1 As the Section 106 agreement for the previous application is yet to be signed and it is recommended that the heads of terms required for this application will be incorporated to the Section 106 agreement for the previous application (2016/0745/P). Therefore, the following heads of terms are to be secured via a Section 106 Legal Agreement:
- Car-capped;
  - Highways contribution (tbc);
  - Energy Efficiency and Renewable Energy Plan;
  - Sustainability Plan;
  - Provision of 2 affordable units.

## **10. CIL**

- 10.1 The proposal would be Camden CIL liable – 22sqm (GIA uplift of new floorspace) x £500 (Zone C CIL Tariff) = £11,000.
- 10.2 Based on the Mayor's CIL charging schedule and the information given on the plans the charge is likely to be £1,100 (22sqm x £50).

## **11. CONCLUSION**

- 11.1 The proposal to convert a vacant Grade II\* listed fire station for residential use is welcomed by officers. The proposal will provide five additional units on top of the 11 that were secured as part of the previous 2016 permission. In line with the previous scheme the applicant has proposed an affordable housing provision based on the entirety of the development as opposed to each phase of the building individually. Officers consider that alterations required to provide five further residential units on top of the 11 already secured are considered acceptable as

they preserve the special interest of the currently vacant Grade II\* listed heritage asset.

## 12. RECOMMENDATIONS

12.1 It is recommended to grant conditional planning permission subject to a Section 106 legal agreement covering the following heads of Terms:

- Car-capped;
- Highways contribution (tbc);
- Energy Efficiency and Renewable Energy Plan;
- Sustainability Plan;
- Provision of 2 affordable units.

12.2 Grant conditional listed building consent.

## 13. LEGAL COMMENTS

13.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): **2016/5813/P**

- 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 501; 090A; 203; 204; 214; 502; 504B; 005B; 510; 511; 512; 513; 514; 600; 602; 603; 610; 612.

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



- 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.

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 and policy T1 of the emerging London Borough of Camden Local Plan.

- 5 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 and policy A3 of the emerging London Borough of Camden Local Plan.

- 6 The development hereby approved shall achieve a maximum internal water use of 105 litres/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 of the London Borough of Camden Local Development Framework Core Strategy, DP22 and DP23 of the London Borough of Camden Local Development Framework Development Policies and policies CC1 and CC2 of the emerging London Borough of Camden Local Plan.

- 7 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.

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 and policies CC1 and CC2 of the emerging London Borough of Camden Local Plan.

- 8 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 and policies CC1 and CC2 of the emerging London Borough of Camden Local Plan.

- 9 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 and policies CC1 and CC2 of the emerging London Borough of Camden Local Plan.

- 10 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 and policy A3 of the emerging London Borough of Camden Local Plan.

**Condition(s) and Reason(s): 2016/6119/L**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the emerging London Borough of Camden Local Plan.

- 5 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the emerging London Borough of Camden Local Plan.

- 6 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the emerging London Borough of Camden Local Plan.

- 7 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.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the emerging London Borough of Camden Local Plan.

- 8 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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the emerging London Borough of Camden Local Plan.

- 9 No aerials, plant, equipment or means of enclosure shall be erected outside the building envelope, unless otherwise agreed in writing by the Council, as advised by Historic England.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and D2 of the emerging London Borough of Camden Local Plan.

- 10 All existing external doors shall be retained in the colour red.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

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 external and internal walls, ceilings and floors.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the of the emerging London Borough of Camden Local Plan.



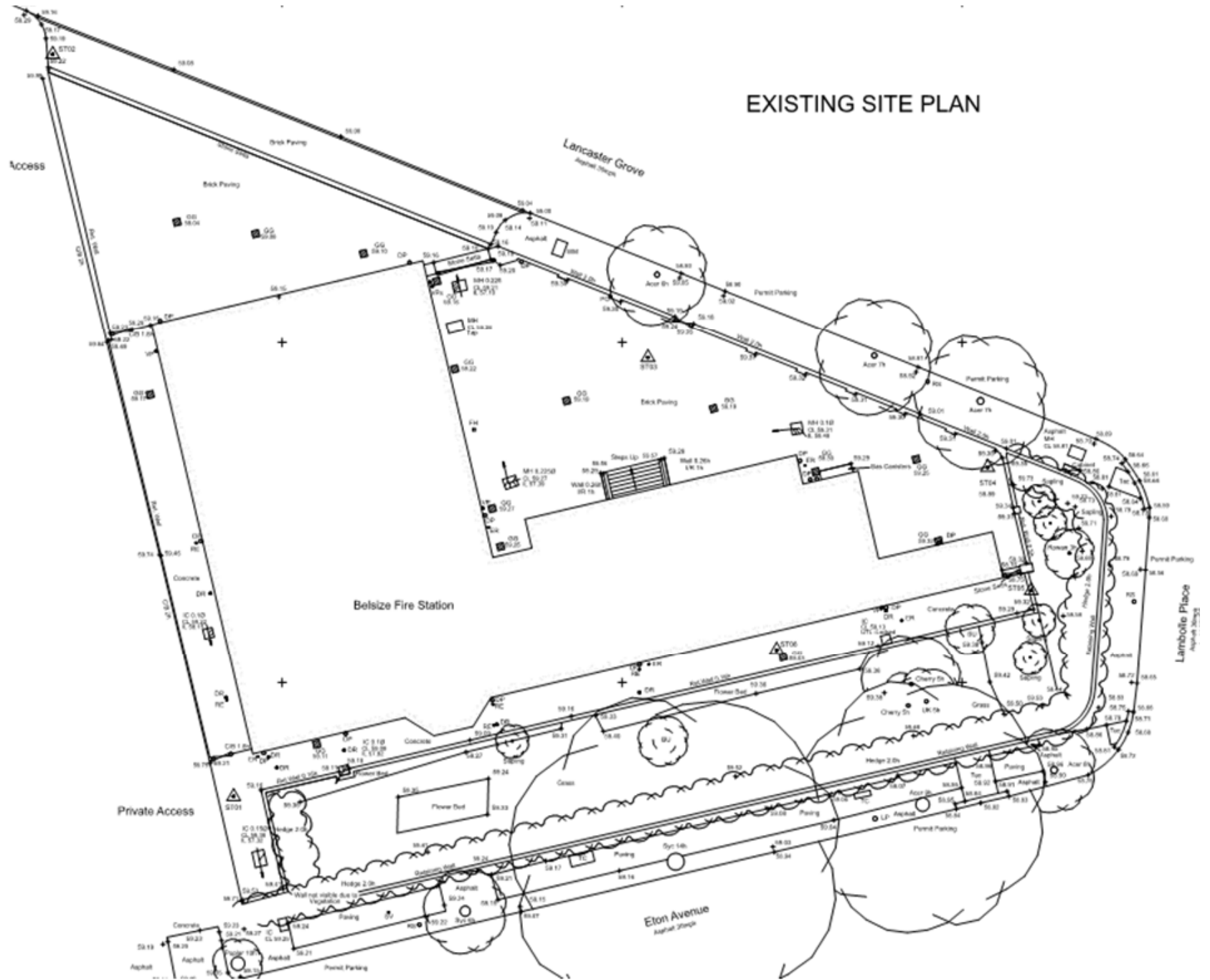
**Application No: 2016/0745/P & 2016/1128/L**  
**Belsize Fire Station**  
**36 Lancaster Grove**  
**London, NW3 4PB**

**Scale:**  
**1:1250**  
**Date:**  
**5-Jun-17**



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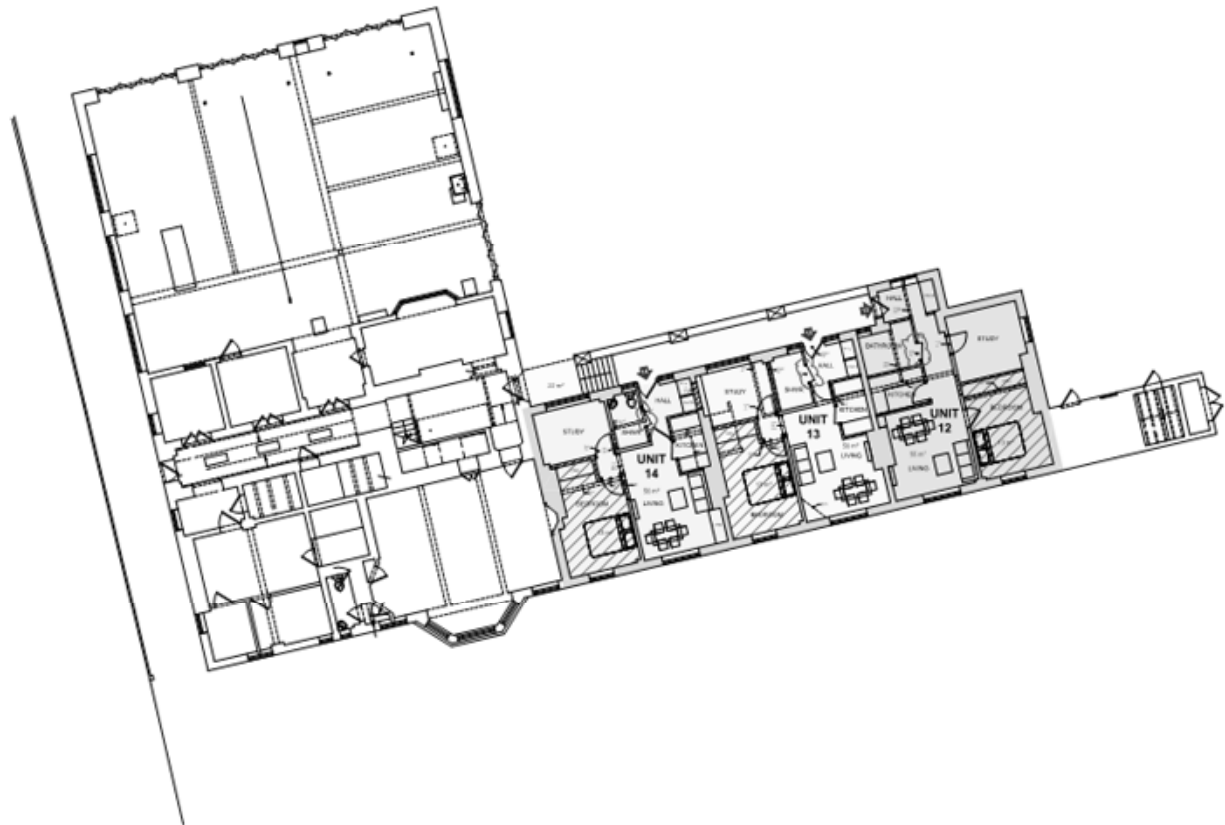
# EXISTING SITE PLAN







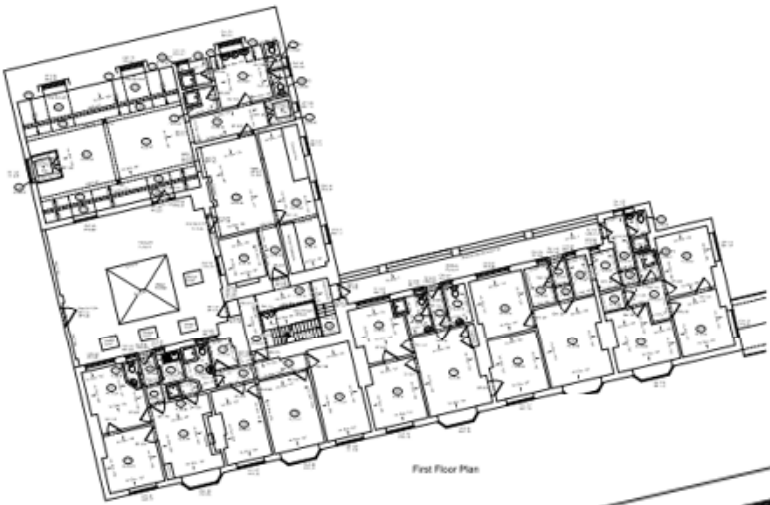
EXISTING GROUND FLOOR PLAN



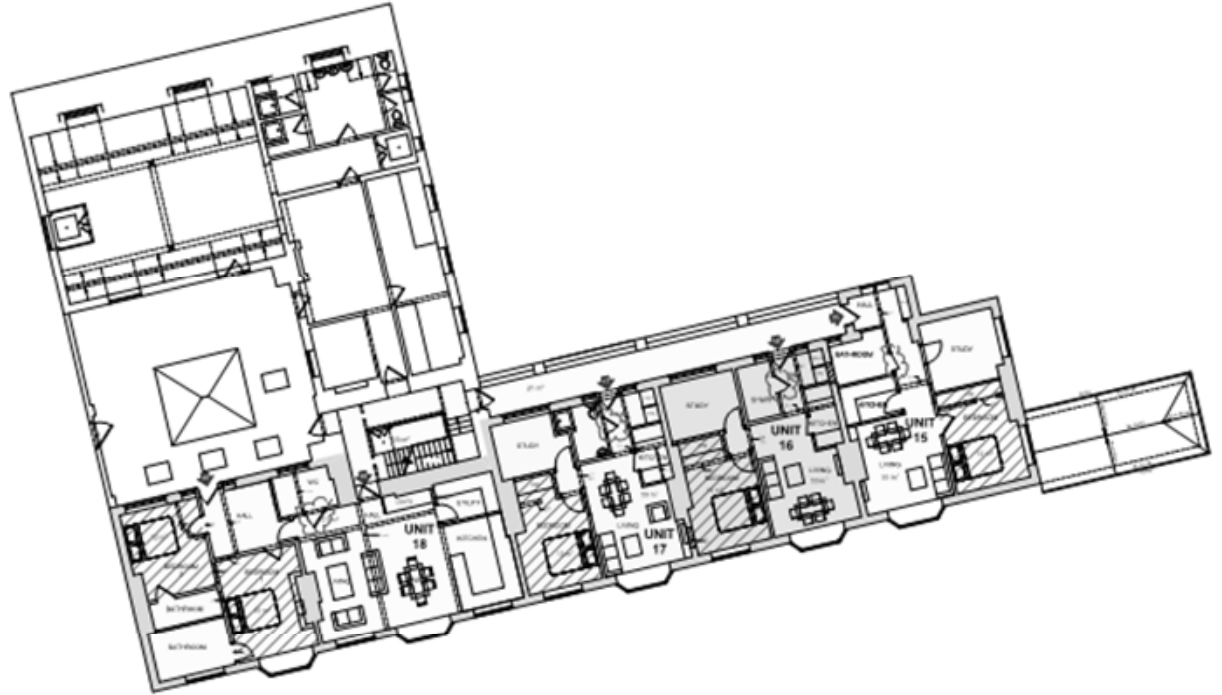
PROPOSED GROUND FLOOR PLAN

**KEY**  
 ———— EXISTING RETAINED WALLS  
 - - - - - PROPOSED WALLS





EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

0.25M WALLS  
0.15M WALLS

