

<b>Address:</b>	<b>Belsize Fire Station 36 Lancaster Grove London NW3 4PB</b>		<b>2</b>
<b>Application Number:</b>	2016/0745/P	<b>Officer: Ian Gracie</b>	
<b>Ward:</b>	Belsize		
<b>Date Received:</b>	09/02/2016		
<b>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.</b>			
<b>Background Papers, Supporting Documents and Drawing Numbers:</b>			
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.			
Arboricultural Impact Assessment & Arboricultural Method Statement prepared by Challice Consulting dated 31 <sup>st</sup> 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 2 <sup>nd</sup> 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 28 <sup>th</sup> July 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 12 <sup>th</sup> August 2016.			
<b>RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 Legal Agreement</b>			
<b>Date of application:</b>	09/02/2016		
<b>Application Number:</b>	2016/1128/L	<b>3</b>	
<b>Proposal: 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).</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>
Vulcan Properties Limited 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>		973m <sup>2</sup>
Proposed	<i>C3 Dwelling House</i>		995m <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>	7	4							

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	5	0
Proposed	11	0

## OFFICERS' REPORT

**Reason for Referral to Committee: Terms of reference 3(I)** - Major development for 10 or more new dwellings

### 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

- 2.1 Permission is sought for the part change of use of the former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) including replacement single storey side extension on the eastern elevation and erection of two single storey side extensions to west elevation and insertion of roof dormers, with associated external and internal alterations, landscaping and parking. Part of the site, where the existing vacant Firemen's Quarters are located, is to be untouched as part of this application because at the time the application was made

it was still occupied, and one unit is still in. Permission for a change of use of this part of the site will be required should the applicant wish to secure the remaining 420sqm as C3 residential floorspace on site in the future, including affordable housing provision and this is to be secured by a S106 agreement.

- 2.2 The proposed mix of units comprises 7 x 1-bed units and 4 x 2-bed units from lower ground to second floor level. A schedule of the proposed sizes of each unit is set out in paragraph 7.26 below. The various alterations will now be set out by floor level.

#### Lower Ground Floor

- Introduction of three new lightwells to the southern elevation to provide light into units 2, 3 and 4 (2m x 2.5m);
- Alteration to windows along southern elevation to provide access into units 2, 3 and 4 via the proposed lightwell;
- Alteration to doors and fenestration on northern elevation;
- Removal of internal walls to provide living space for units 2, 3 and 4.

#### Ground Floor

- Use of the Appliance Bay as a 2-bed unit and various internal alterations within this area;
- Internal alterations to southern part of the building to provide living space for unit 5;
- Construction of two ground floor extensions along western elevation. The northern-most extension will measure 2.3m (h) x 8.4m (w) x 2.7m (d). The southern-most elevation will measure 2.3m (h) x 7.1m (w) x 2.6m (d).
- Replacement of existing side extension along eastern elevation with an enlarged side extension to provide habitable accommodation for unit 1 with associated fenestration alterations. This will increase the size of the existing side extension by 0.5 in length and 3.2m in width. The height of the extension will also increase by 1.2m to a height of 5.4m;
- Installation of one-person circular lift adjacent to hose drain to provide access to upper floors.
- Installation of bike store

#### First Floor

- Internal alterations to northern section of the building to provide living accommodation for units 7 and 8;
- Introduction of mezzanine within unit 8 to provide a bedroom area;
- Use of the open courtyard as a communal terrace;
- Retention of firemen's' poles;
- Removal of skylight from courtyard area.

#### Second Floor

- Conversion of the roof space to provide habitable accommodation for units 9, 10, and 11.

## Roof level

- Installation of 13 dormer windows comprising 5 on the southern elevation, 5 on the opposite side of the roof ridge, 2 on the eastern elevation and 1 on the opposite side of the roof ridge.

## **Revisions**

2.3 Throughout the course of the application a number of revisions were made to the application.

- The residential unit was removed from the tower as this was considered to provide sub-standard living accommodation;
- Alterations to the internal arrangement of the Appliance Bay were made to minimise the impact on the historic fabric of the building;
- The depth of the lightwells on the southern elevation enlarged to provide more light into units 2, 3 and 4.

## **3. RELEVANT HISTORY**

### Pre-application

3.1 The applicant has been in discussions with the Council through the pre-application process. The original proposal comprised the redevelopment of the site to provide a total of 19 self-contained residential units. The main points raised by officers were as follows:

- The appliance bay is the most significant part of the building. As stated by Historic England, its subdivision will not be entertained.
- It remains almost impossible to envisage a realistic use for the tower.
- The addition of more than a dozen new dormers is extremely unlikely to be considered acceptable, with the southern elevation being particularly sensitive.
- There are concerns about the levels of daylight and sunlight that would reach the proposed basement units, the units at second floor level and the tower which have limited windows.

### Summary 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.**

## **4. CONSULTATIONS**

## Statutory Consultees

### 4.1 Historic England

- No objection subject to conditions

### 4.2 Victorian Society

#### *Appliance Bay*

- In its present state it is almost as built, retaining its original volume and hard character with its glazed brick walls. It is supposed to be a large open space, capable of housing three large engines and therefore subdividing it will detract from its significance considerably. As has already happened at several other listed London fire stations, this space is better suited to use as a restaurant for example, as it could be utilized effectively without the necessity for partitions. This would ensure that the original plan form of the fire station is retained, mentioned in the updated listing description as a reason for its designation and significance.

#### *Dormer windows on Eton Avenue elevation*

- Secondly, the introduction of dormer windows to the roof of the Eton Avenue elevation will also cause a high level of harm. Historic England and the London Fire Brigade's joint guidance 'London's historic fire stations' (2010) is very clear on this point, stating that 'roof profiles of fire stations are most commonly an integral part of the overall design. It will be unlikely that adding any additional stories or interrupting the roof profiles will be acceptable'. The starkness of this roof-scape is incredibly important to the overall aesthetic of Belsize Fire Station and it should remain unbroken. Appearing rather top heavy, it is very evocative of a large thatched roof in the vernacular tradition – which was the source of inspiration for the Arts and Crafts movement. Conservation roof lights are likely to present the same issue and we would prefer any new sources of light and ventilation to be confined to the Lancaster Grove side which does not present such an eloquent, cottage inspired design.

### 4.3 Thames Water

- Thames Water has identified an inability of the existing wastewater infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed.

*“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.*

4.4 Georgian Society

- No response received to date.

4.5 20<sup>th</sup> Century Society

- No response received to date.

4.6 The Society for the Protection of Ancient Buildings

- No response received to date.

4.7 The Ancient Monuments Society

- No response received to date.

4.8 The Council for British Archaeology

- No response received to date.

**Conservation Area Advisory Committee**

4.9 Belsize Conservation Area Advisory Committee (CAAC)

An e-mail was received from the Belsize CAAC on 17 April 2016 which stated:

*"As the Belsize Conservation Advisory Committee now understands that the information given to us on the 7th of March above was inaccurate as it should have included the correct English Heritage status of the building as GRADE II \* which has greater conservation protection than GRADE II without a STAR, we ask you therefore to withdraw our "No Objection" comment.*

*We will resubmit our revised response in due course as and when we receive your request for our comment in respect of this application correlated by the correct grading and any other relevant information."*

A follow up e-mail was then sent to the CAAC once the issue had been rectified asking for further comment. A further comment has not been received to date.

**Adjoining Occupiers**

<i>Number of letters sent</i>	4
<i>Total number of responses received</i>	12
<i>Number in support</i>	7
<i>Number of objections</i>	5

4.10 A press notice was published in the Ham & High on 10 March 2016 expiring 31 March 2016 and a site notice was displayed on 9 March 2016 until 30 March 2016.

4.11 5 letters of objection have been received, a summary of which is provided below:

#### 4.11.1 Design & Conservation

- I would object if the height of the extensions on the west elevation would exceed/overtop the dividing paling fence between our properties and if brick different in appearance from that existing is used.
- I would object if the owners propose to replace the fence with any other material, or change its appearance. Also, if sufficient space for its upkeep is not allowed for between the outer walls of the extensions and this fence.
- The development will change the character of the road from a quiet residential road, of single houses or conversions typically smaller than many in the area.
- Our architectural heritage is important and very much valued by all, it should not be abused and made a mockery of, as the above applications are aiming to do.
- The proposals for parking in the open forecourt will result in this previously attractive open space looking like a car park (which would normally be hidden from view at the back of a building). This would be unattractive, and also out of keeping with the frontages of the other premises in the road.

#### 4.11.2 Transport

- I object because of an inadequate provision for cars on site. On-street is already congested. Some flat owners are likely to have more than one car, and access will be difficult to all the proposed parking spaces. This suggests that some owners will wish to park on the street.
- The increase in traffic caused by the proposed extra parking spaces would be detrimental to the road and surrounding roads both in relation to traffic flow and pollution. It will exacerbate the considerable traffic already caused by e.g. Sarum Hall and Trevor Roberts Schools on Eton Ave and Lyndhurst House in Strathray Gardens.
- The proposals do not appear to prevent further cars parking behind the designated spaces, most particularly by doubling up in the forecourt, which are sufficiently deep in parts to allow for 2 cars to line up behind each other. What alterations could be made to prevent this predicable over-use of the space?
- Correction required on p9 no.3 of Draft Construction/Demolition Plan. Please refer to 22 Eton Avenue. Lambolle Place to the south-west does not exist.
- I object to the provision of 11 cars on site, and for the proposed plan for parking for 6 cars in the open forecourt because this will:
  - Increase noise and pollution;
  - Allow the opportunity for cars that do have permission the space to park on site;
  - Increase congestion in the immediate area;
  - Change the quiet and calm nature of Lancaster Grove itself.



4.12 7 letters of support have also been received. A summary of the comments are set out below:

- 12 much needed high quality residential homes with 11 car parking and 22 cycle spaces.
- A sensitive conversion of a vacant grade II listed building.
- A financial contribution to affordable housing in the borough.
- No residents of the new development will be entitled to parking permits.
- Various contributions towards education and community infrastructure.
- I think the new proposals will further enrich Belsize whilst being in keeping with the local area.

## **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)

## **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 consideration material to the determination of this application are summarised as follows:

- Land use;
- Conservation and design;
- Quality and mix of proposed accommodation;
- Affordable housing;
- Neighbour amenity;
- Access;
- Transport;
- Sustainability;
- Trees and landscaping;
- Contaminated land; and
- Planning obligations.

### **LAND USE**

#### Loss of Existing Use

- 7.2 Policy CS10 states that the Council will work with its partners to ensure that community facilities and services are provided for Camden’s communities and people who work in and visit the borough. Further to this, paragraph 10.17 notes

that the London Fire Brigade (LFB) is reviewing the current fire service provision in the borough and may seek to redevelop stations in the future as necessary. This application is therefore a result of that process following its closure and sale in 2014.

- 7.3 Linked to the above is policy DP15 which states that the Council will protect existing community facilities by resisting their loss unless the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on site. It is noted that, whilst the fire station provides an emergency service that serves the community (as noted in policy CS10), it is also considered to be a community facility in line with policy DP15. As such, the policy tests as set out above will apply.
- 7.4 As noted above, 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 has been provided by the applicant in their planning statement. The applicant has not therefore provided marketing evidence that the site was offered at a reasonable charge to community groups or voluntary organisations over a 12-month period. Given the unique situation of this site involving the sale of a fire station from the London Fire Brigade (LFB), there is no possibility of the existing specific community use (fire station) continuing on this site.
- 7.5 Given also the Grade II\* listed status of the application site, considerable weight is 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. In light of this, and the evidence provided above, it is considered that the loss of the existing use could be considered 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 the Council will make housing its top priority when considering the future of unused and underused land and buildings. The proposal would provide 11 additional units 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 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.

#### Density

- 7.8 The Council expect the density of housing development to take account of the density matrix in the London Plan, which should be at the higher end of the appropriate density range to maximise the potential of urban land based on accessibility.
- 7.9 The site is considered to most closely match the criteria contained in the London Plan for a 'suburban area', due to the area being characterised by detached and semi-detached houses, predominantly residential and having a PTAL rating which ranges between 1b to 3. Within such an area the London Plan indicates development to be within a density range of 150-250 habitable rooms per hectare (hr/ha), which is equivalent to a range of 35-95 dwellings per hectare.
- 7.10 The proposed density of the site as a result of the development will be 38.64 units/ha and is compliant with the London Plan.
- 7.11 On balance, officers consider that the proposed reuse of the fire station for housing is acceptable and policy compliant.

### **CONSERVATION AND DESIGN**

- 7.12 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.
- 7.13 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.
- 7.14 The additional dormers were modified by negotiation to be as few as possible on the sensitive southern elevation and to be of two sizes to retain the building's vernacular appearance. The dormer materials will be identical to the existing. While it would be preferable to have no dormers on this elevation, the overall benefit of keeping the building in use is considered sufficient justification for this alteration for the long term future and maintenance of the building.
- 7.15 Officers consider that the tower cannot be converted to residential use without unacceptable harm because of the severely restricted space and the need to preserve the internal features. Therefore this aspect of the scheme has been abandoned and the tower is to remain unused and unaltered. A suitably worded condition has been attached to the permission which ensures future maintenance of the tower via the service charge.
- 7.16 Externally, there are almost no other changes, other than the insertion of two small extensions to the west elevation that will be completely hidden from view. The demolition and replacement of the fuel store with a slightly larger building and the insertion of light wells on the southern elevation, which are all considered sympathetic to the listed building. The lightwells were originally larger but reduced at officer request to minimise impact whilst at the same time providing sufficient internal light for the flats. They are considered a necessity to keep the site in

beneficial use and secure its future and prevent it becoming a building at risk. The overall effect on the appearance from the public realm will be negligible, if at all visible through the boundary hedging and vegetation to the south.

- 7.17 The characteristic surfaces of the areas of hard standing to the north will be retained, as will the existing perimeter treatment. All other surface detail including the ladder slide, the coat of arms, the phone cabinet, the dedication and the doorbell as examples of original features are to be retained and preserved. All exterior doors, rainwater goods and windows are also retained.
- 7.18 Inside the main roof frame, the existing timbers are to be additively reinforced with no loss of historic fabric. Being an attic, there are no internal features as such so the harm caused in this space is minimal. A small amount of opening-up work will be required to create three doorways but this will cause minimal harm in a secondary space (the top of the stairs).
- 7.19 The majority of the first floor to the south is already configured as fireman's living accommodation, which is unadorned and of limited interest. Therefore this aspect of the scheme is acceptable. The communal parts, namely the kitchen and gym will have minimal interventions, including a modest mezzanine in the gym and partition alterations elsewhere. All historic fabric and features are retained. A non-original lantern is to be removed. Where fireman's poles pierce the floor, the pole cupboards will be retained in their entirety. The holes in the floor will be filled with concrete but the poles will not be cut and the infill will be inset from below to retain legibility. Services will be conditioned.
- 7.20 From the ground floor, a small cylindrical glass lift will serve the upper floors. This will allow the hose drop and drain to remain visible, will be differentiated and reversible and will allow continued appreciation of the characteristic and historic staircase. All finishes on the stairs and corridor are to be retained, and all internal doors are to be retained. Where doors are labelled, these labels are to remain. Again a substantial amount of the southern wing is already in domestic use and is of limited historic interest. The panelled snooker room is to remain largely untouched, with a small amount of partition demolition required to link it with the adjacent drying room. This is acceptable. Lighting is to be of a traditional pendant type, and not recessed spotlights to minimise intrusion into the fabric. Non-original partitions in the drying room will be reconfigured. All hooks and other original features, including the boiler vent lever, will be retained. The existing heating plant will be retained and reused, so no new plant is required.
- 7.21 The western extension to unit five will be below the height of the surrounding boundaries and this element of the proposal will not be visible from the public domain. It will be entered via one new doorway.
- 7.22 The appliance bay will have its floor levelled with a reversible timber structure that will retain and protect its original finish. All other surfaces will be retained as exposed, including the ceiling, giving a strong industrial aesthetic. Glazed lobbies will be constructed around the main doors, which will have their electrical openers removed. No attachments to walls are proposed and no partitions are proposed other than floating ones. All bridle hooks, radiators, poles and other fittings, are to be retained, apart from the Belfast sink located along eastern wall of Appliance Bay to the east. The western extension will be approached via one doorway. To allow

this doorway, the existing knee-height central heating pipe will exit through this door, circumnavigate the dressing room within the western extension and re-enter the Appliance Bay to continue serving the radiators.

- 7.23 In the basement of the southern accommodation wing, there will be some alterations to partitions, but this area is composed of storage cupboards and therefore of limited historic interest. The arched windows to the south will be lowered to ground level to form French windows in a facsimile of the existing design.

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

- 7.24 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.
- 7.25 Care has been taken within the listed building conversions to preserve the plan form and not to over subdivide the buildings. This has resulted in a number of larger flats in some instances, which is considered appropriate from a heritage perspective and acceptable in amenity standards.
- 7.26 The table below compares the proposed floorspace for each respective unit against the current national space standards.

<b>Unit No.</b>	<b>Proposed Unit</b>	<b>Proposed floorspace (sum)</b>	<b>Required floorspace (sum)</b>
1	1b2p (2 storeys)	52	50
2	1b2p	55	50
3	1b2p	51	50
4	1b2p	51	50
5	2b4p	113	70
6	2b4p	247	70
7	1b2p	82	50
8	1b2p (2 storeys)	90	50
9	2b4p	124	70
10	2b4p	79	70
11	1b2p	51	50
Total		995	

- 7.27 As a result of the information provided above, the proposal is considered to comply with the requirements of policies CS5 and DP26.
- 7.28 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 proposes a 36% proportion of 2-bedroom units. 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 and preservation.

### Daylight and Sunlight

- 7.29 In accordance with the BRE Guidelines and the Mayor of London's Housing SPG (November 2011), the applicant has calculated the Average Daylight Factor for

each habitable room within the scheme. The recommended minimum ADF levels depend on the room use with these being 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

- 7.30 Within the proposed site, eight rooms would not achieve the recommended ADF. Given that the proposal involves the retention of a Grade II\* listed building, there is a constraint in respect of how much intervention is possible. However the majority of these failures are to secondary bedrooms or are marginal failures within living areas, and as such the units as a whole would experience a good level of internal natural daylight.
- 7.31 All habitable rooms would be served by suitably sized windows with some being served by multiple windows. It is considered all units would receive suitable levels of sunlight to provide a good standard of living space in terms of natural light.
- 7.32 The proposal is predominantly for internal alterations to the listed building and no detrimental impacts arise on neighbouring properties in terms of daylight and sunlight impact.

### Outlook

- 7.33 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. Where accommodation is proposed within the basement area it is served with a suitably sized lightwell (see section 2.2 above) to ensure occupiers would have a good level of outlook.

### Privacy and neighbouring amenity

- 7.34 All units are considered to achieve good levels of privacy. All potential concerns with regards to overlooking within the site between units and from communal terraces has been overcome by the use of obscure glazing, which is not considered to significantly impact upon the outlook from these units.
- 7.35 It is not considered that overlooking from any of the units within the development towards neighbouring properties is a concern.

### Private amenity space

- 7.36 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.
- 7.37 Few 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. There are a number of units however that benefit from outdoor amenity space. Unit 6 (23sqm) and Units 2, 3, and 4 all have 3.5sqm of outdoor amenity space each. 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

- 7.38 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.

## **AFFORDABLE HOUSING**

- 7.39 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. The Council will seek a target of 10% of the total housing floorspace to be affordable on this site. 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. Where a proposal does not meet the affordable housing target submission of a financial viability appraisal will be required to justify the lower proportion proposed.
- 7.40 The applicant has agreed to provide an affordable unit in accordance with policy. The applicant has provided Unit 4 at lower ground floor level as the affordable unit which is considered acceptable by officers. This is a 1-bed unit (51 sq.m), representing 5% of the total floorspace, provided as an intermediate rented unit, which is welcomed by officers.
- 7.41 The applicant has been in negotiation with the Council's housing officers. During those discussions it was apparent that the Council had originally preferred Unit 1 for a number of reasons, not least independent access, however it was considered that the offer of Unit 4 was an acceptable compromise. Further to this, 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."*
- 7.42 Therefore, due to the fact that the proposal seeks to change the use of part of the building, the applicant has agreed to enter into a legal agreement which ensures that, should the remaining part of the building – circa 420sqm – 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.
- 7.43 As such, it is considered that the proposal complies with policy DP3 of Camden's Local Development Framework Development Policies document.



## **TRANSPORT**

### Car Parking

- 7.44 The proposal would retain 5 car parking spaces previously associated with the existing fire station. 6 additional car parking spaces would be added. Overall, the proposed level of on-site car parking would equate to 1 space per residential dwelling, which is in accordance with car parking standards as set out within Appendix 2 of the Development Policies document.
- 7.45 A car capped agreement with a maximum of 11 on-site car parking spaces (including any disabled parking spaces) has been secured via a Section 106 legal agreement. This will prevent future residents from obtaining resident parking permits within the controlled parking zone.

### Cycle Parking

- 7.46 DP17 seeks to promote cycling in the borough. The current London Plan cycle requirements are:
- 1 resident space 1 bed dwellings
  - 2 resident spaces for 2 or more bed dwellings
- 7.47 The proposal would provide 22 cycle parking spaces located at ground floor level within the courtyard to the front of the site. The proposal would provide sufficient space for cycle parking which would be covered, secure and fully enclosed for the residential units. This is in accordance with the minimum requirements of the London Plan and is therefore considered to be in accordance with policy DP17. Details of the layout arrangement and type of cycle parking facilities shall be secured via condition.

## **TREES AND LANDSCAPING**

- 7.48 No trees are proposed to be removed and the pruning proposed is considered to be of a minor nature. The tree protection measures and arboricultural method statement are considered sufficient to demonstrate that the trees to be retained on site and on neighbouring sites will be adequately protected during construction phase in line with BS5837:2012. A suitably worded condition is recommended to ensure that works carried out are in accordance with the arboricultural impact assessment and method statement as submitted in support of this application.

## **SUSTAINABILITY**

### CO2 reduction

- 7.49 In total, the development is expected to reduce regulated CO2 emissions by 47.9% 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.

7.50 Due to the constraints of physical alterations to a Grade II\* listed building, it is considered acceptable that the introduction of renewable energy technologies is 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

7.51 Major developments are expected to achieve a greenfield run-off rate wherever feasible and, as a minimum, 50% reduction in run off rates. The NPPF requires all major developments to include SuDS unless demonstrated to be inappropriate (as set out in the Ministerial Statement by the Secretary of State on 18 December 2014). In addition, development should follow the drainage hierarchy set out in policy 5.13 of the London Plan.

7.52 The applicant has demonstrated that a SuDS is proposed as part of this application. A suitably worded condition is recommended which requires details of the system prior to commencement and evidence that this system has been implemented prior to occupation.

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

7.53 The applicant proposes a discharge rate of 5 l/s, though during the more intense 1 hour storm a discharge rate of 7.58 l/s is proposed. A suitably worded 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.

7.54 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 is considered acceptable in the context of the development proposed and safeguarding historic interests of the building.

### **CONTAMINATED LAND**

7.55 The application site is considered to be within a site of potential contaminated land. As such a condition is recommended, which requires a written programme of ground investigation of soil and groundwater contamination and landfill gas to be submitted and approved by the Council. A further investigation shall be carried out in accordance with the approved programme and the results, together with a written scheme of remediation measures, if necessary, shall be submitted to and approved by the local planning authority.

7.56 As a result, the proposal is considered to comply with policies CS5 and D26 of Camden's Local Development Framework.

### **8. SECTION 106 OBLIGATIONS**

8.1 The following heads of terms are to be secured via a Section 106 Legal Agreement:

- Car capped;
- Highways contribution;
- Energy Efficiency and Renewable Energy Plan;
- Sustainability Plan; and
- Requirement to provide affordable housing.

## **9. CIL**

9.1 The proposal would be Camden CIL liable – 22sqm (GIA uplift of new floorspace) x £500 (Zone C CIL Tariff) = £11,000.

9.2 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).

## **10. CONCLUSION**

10.1 The proposal to convert a vacant Grade II\* listed fire station for residential use is welcomed by officers. The proposal will provide 11 new residential units, with one affordable unit, in a sensitive manner, which will preserve the important elements of the listed building. Officers consider that the public benefits of the proposal, which involve providing 11 new residential units whilst preserving a currently vacant Grade II\* listed heritage asset, outweighs the limited harm caused by the creation of eight rooms within the development which fall marginally short of the BRE daylight levels.

## **11. RECOMMENDATIONS**

11.1 It is recommended to grant conditional planning permission subject to a Section 106 legal agreement covering the Heads of Terms listed above.

11.2 Grant conditional listed building consent.

## **12. LEGAL COMMENTS**

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

### 13. CONDITIONS & REASONS

Condition(s) and Reasons(s): **2016/0745/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:

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.

Arboricultural Impact Assessment & Arboricultural Method Statement prepared by Challice Consulting dated 31<sup>st</sup> 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 2<sup>nd</sup> 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 28<sup>th</sup> July 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 12<sup>th</sup> 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 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 (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 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.

- 12 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.

Condition(s) and Reason(s): **2016/1128/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 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:

- a) Historic ground surface finishes around the building, including tiles and granite setts.
- b) Existing interior finishes, including staircases, tiled floors, glazed brickwork and panelling to Billiards Room;

- c) Existing internal and external joinery, including doors and pole cabinets;
- d) Existing internal and external ironmongery, including gutterwork and downpipes, fireman's pole, staircase balustrades, hooks and hose drying equipment, ladder supports and radiators;
- e) Existing fireplace surrounds and inserts.

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.

- 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.

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.

- 6 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.

- 7 New facing brickwork and stonework for use in repairs to the original facades and for the construction of the new dormer windows shall match the existing original brickwork and stonework particular regard to the colour, texture, consistency, face bond, joint size, mortar mix and pointing 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.

- 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.

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.

- 9 The proposed new dormer window structures shall match the method of construction, design, materials, profile and opening methods of the existing dormer window structures.

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.

- 10 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.

- 11 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.

- 12 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.

- 13 No aeriels, plant, equipment or means of enclosure shall be erected outside the building envelope other than as indicated on the approved drawings, 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.

- 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;
- b) All new surface treatments to walls, ceiling and floor within the former Appliance Bay, including new glazed doors;
- c) All alterations to the main staircase compartment, including new lift;
- d) Proposed treatment of panelling to former Billiards Room;
- e) All works affecting fire poles and fire pole cabinets, including creation of separation between different residential units;
- f) Proposed new mezzanine within Unit 8 (former gym at first floor level).

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.

- 15 If during construction, the parquet floor within the snooker room is discovered then it shall be retained thereafter.

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.

- 16 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.

- 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;
  - 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);
  - 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);
  - d) Detailed drawings are a scale of no less than 1:20 of all new dormers;
  - e) Detailed plans of proposed roof works, vents and any works to chimneys.

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.

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.



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

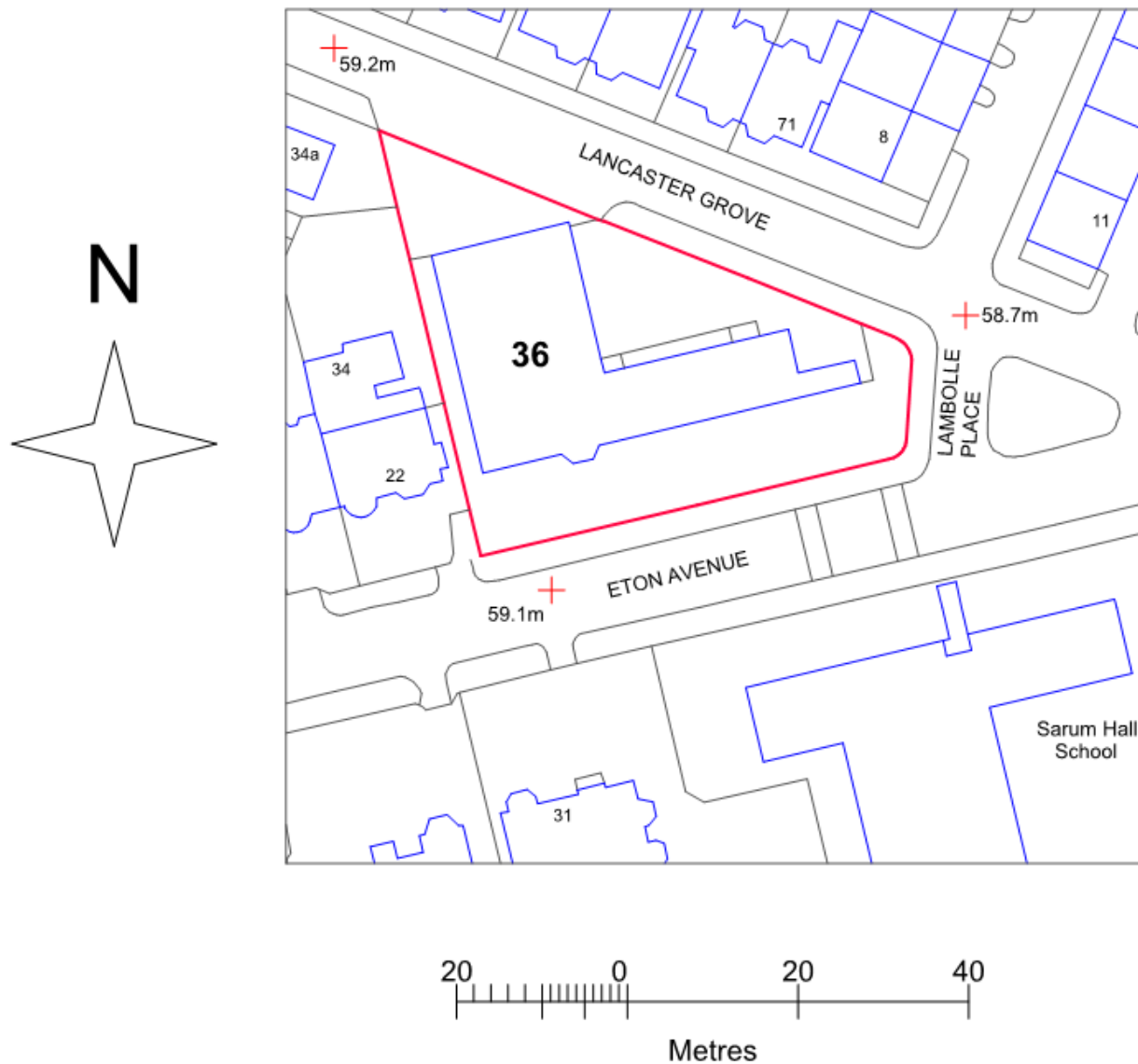
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**1:1250**  
**Date:**  
**16-Sep-16**



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2016/0745/P & 2016/1128/L

Belsize Fire Station  
36 Lancaster Grove  
London  
NW3 4PB



PLANNING



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PROJECT: 36 LANCASTER  
GROVE

TITLE : LOCATION  
PLAN

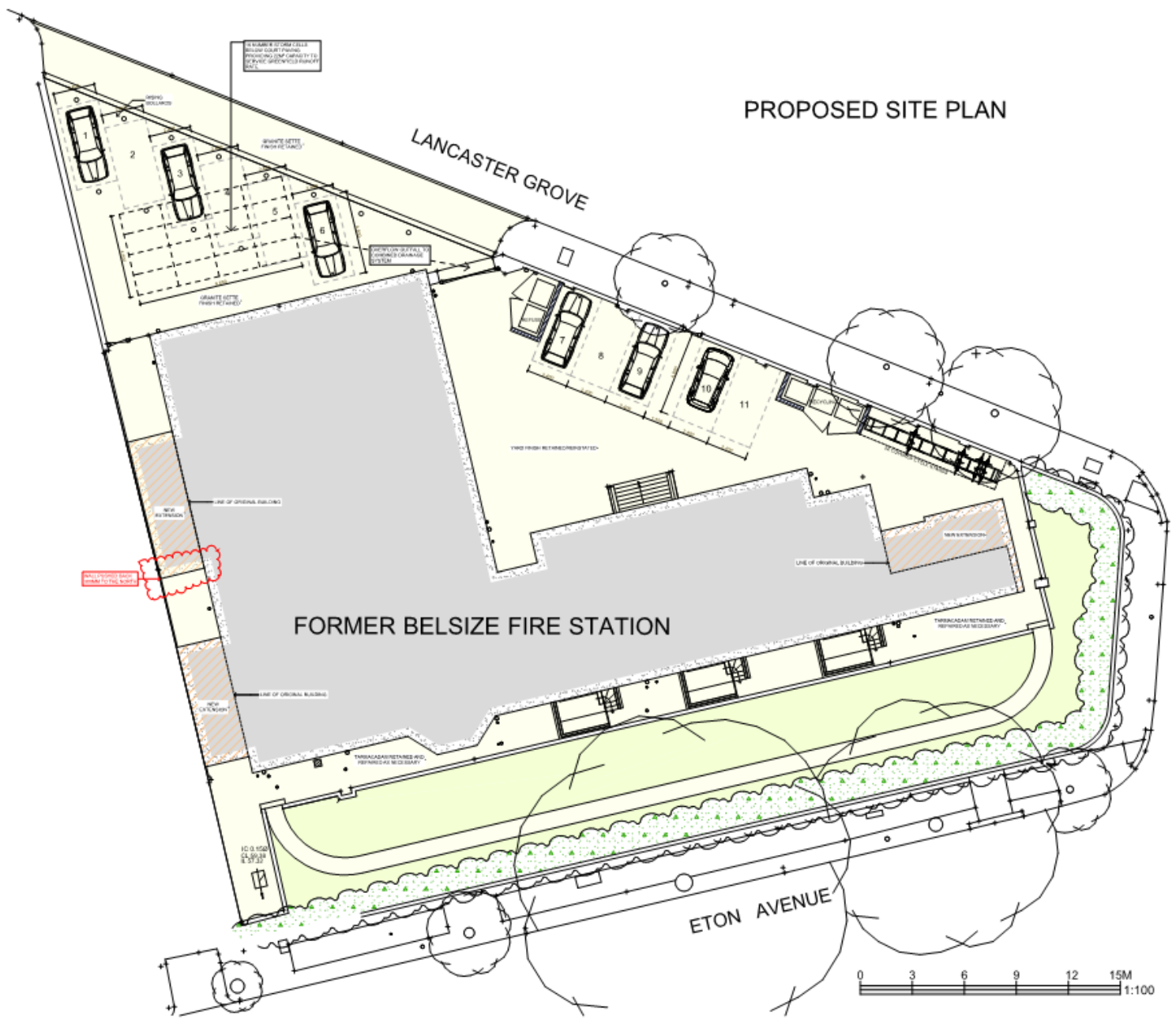
Date: April 2015

Scale: 1:500 ATA3 Drawn: SDK

DRAWING NUMBER: 001



# PROPOSED SITE PLAN



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36 Lancaster Grove	01A	02A
APARTMENT 1	sqm	sqm
APARTMENT 1	52	64
APARTMENT 2	55	65
APARTMENT 3	51	59
APARTMENT 4	51	59
APARTMENT 5	113	131
APARTMENT 6	247	286
APARTMENT 7	52	56
APARTMENT 8	90	102
APARTMENT 9	124	133
APARTMENT 10	19	36
APARTMENT 11	51	56
<b>TOTAL</b>	<b>1006</b>	<b>1137</b>



- REV A 31/03/2016
- ACCOMMODATION SCHEDULE AMENDED
- REV B 16/04/2016
- UNIT 6 OBTAINED FROM APPLICATION
- ACCOMMODATION SCHEDULE AMENDED
- REV C 04/06/2016
- SOUTH LIGHTWELLS AMENDED
- PATHWAY INDICATED IN SOUTH GARDEN
- REV D
- AREAS AMENDED AND 02Aa SHOWN
- REV E 27-07-2016
- LIGHTWELLS AMENDED
- UNIT 6 AREA INCLUDED
- REV F
- WEST EXTENSION ADDED TO UNIT 6
- REV G 18/06/2016
- WEST EXTENSION TO UNIT 6 REDUCED BY 300MM

## PLANNING



## SHAUN KNIGHT ARCHITECTURE

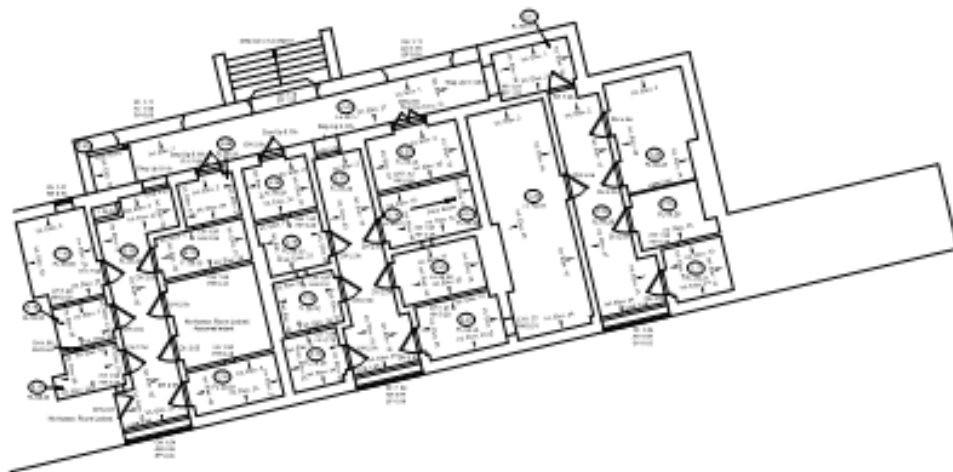
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PROJECT: 36 LANCASTER GROVE  
 TITLE: PROPOSED SITE PLAN  
 Date: DECEMBER 2015  
 Scale: 1:100 AT A1 Drawn: SDK  
**DRAWING NUMBER: 002G**



LAMBOLLE PLACE





Basement Plan

## EXISTING BASEMENT PLAN

PLANNING



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PROJECT: 36 LANCASTER  
GROVE

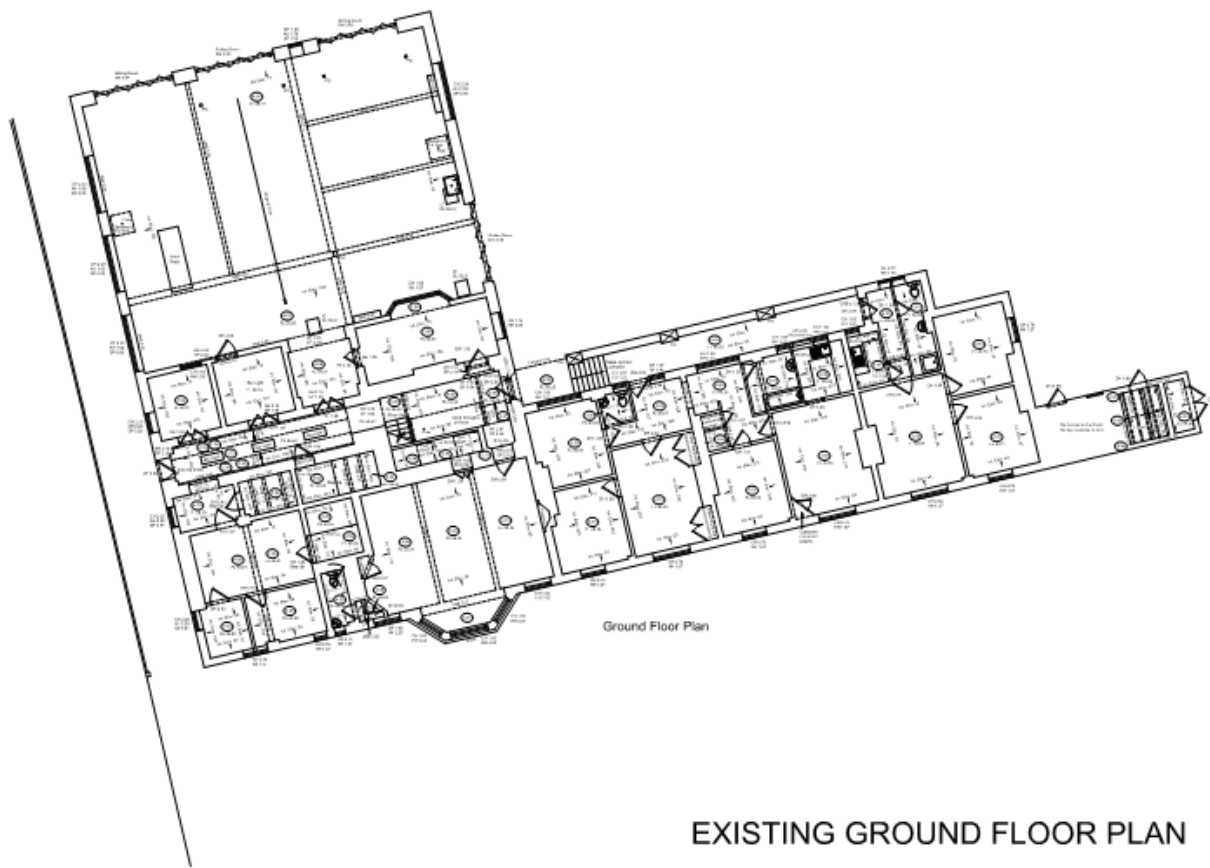
TITLE : EXISTING BASEMENT  
PLAN

Date: DECEMBER 2015

Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 102

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Ground Floor Plan

## EXISTING GROUND FLOOR PLAN

PLANNING



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PROJECT: 36 LANCASTER  
GROVE

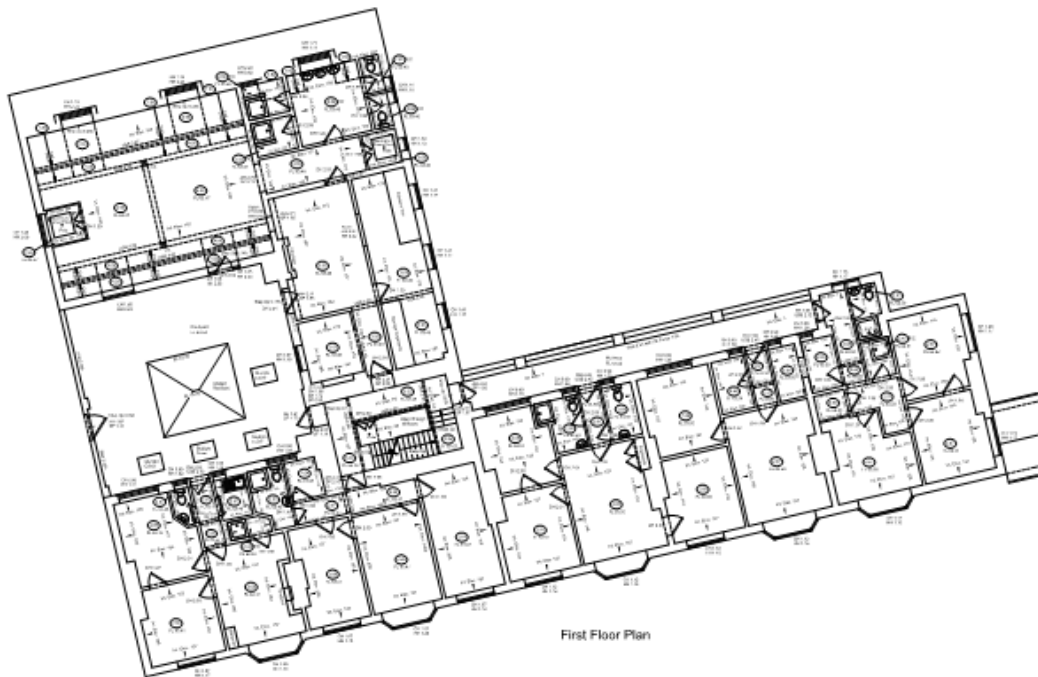
TITLE : EXISTING GROUND  
FLOOR PLAN

Date: DECEMBER 2015

Scale: 1:100 ATA1 Drawn: SDK

DRAWING NUMBER: 103

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First Floor Plan

### EXISTING FIRST FLOOR PLAN

PLANNING



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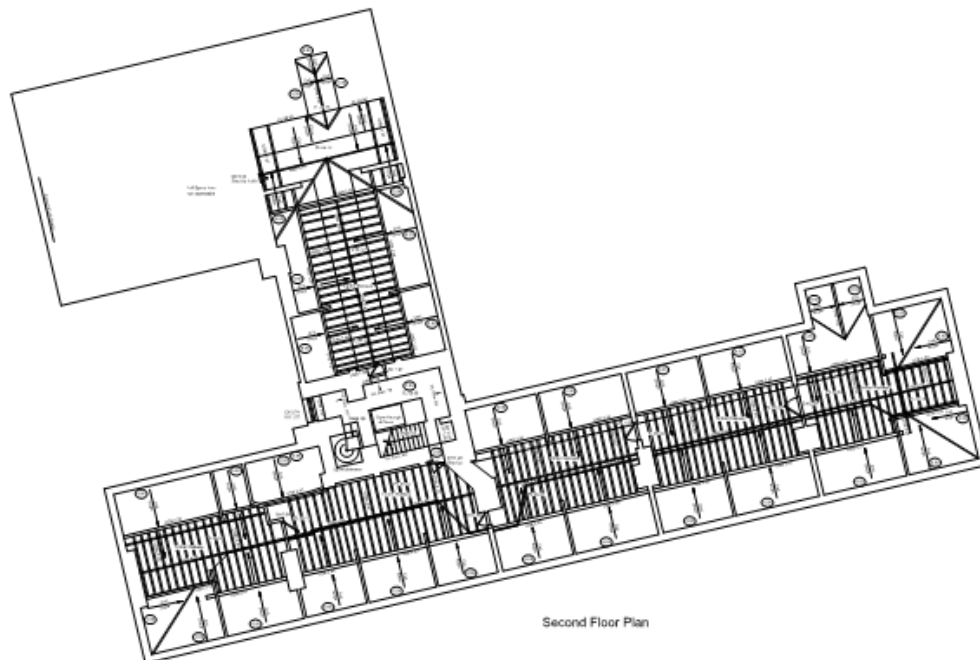
40 FALCON ROAD, HAMPTON  
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PROJECT: 36 LANCASTER  
GROVE

TITLE : FIRST FLOOR  
FLOOR PLAN

Date: DECEMBER 2015  
Scale: 1:100 ATA1 Drawn: SDK

DRAWING NUMBER: 104



Second Floor Plan

## EXISTING SECOND FLOOR PLAN

PLANNING



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PROJECT: 36 LANCASTER  
GROVE

TITLE : EXISTING SECOND  
FLOOR PLAN

Date: DECEMBER 2015

Scale: 1:100 ATA1 Drawn: SDK

DRAWING NUMBER: 105



### PROPOSED BASEMENT PLAN

**KEY**  
 ===== EXISTING RETAINING WALLS  
 - - - - - PROPOSED WALLS





- REV A 31/03/2015
- FROGS REMOVED FROM UNIT 6
- LIFT AMENDED
- REV B 18/04/2015
- UNIT 6 OMITTED FROM APPLICATION
- REV C 10/05/2015
- UNIT 5 AMENDED TO PROVIDE COMMUNAL PLANT
- LIFT AMENDED TO COMPLY WITH M4(1)
- REV D 15/06/2015
- DORMER TO UNIT 1 ENLARGED
- REV E 24/06/2015
- UNIT 6 ANNOTATED
- REV F 26/07/2015
- UNIT 6 NOW INDICATED
- REV G 18/08/2015
- WEST EXTENSION TO UNIT 6 REDUCED BY 300MM. EXTERNAL DOOR TO BED 2 UNIT 6 WIDENED BY 200MM
- REV H 18/08/2015
- CIRCULAR LIFT REINSTITATED

PLANNING



**SHAUN KNIGHT  
ARCHITECTURE**

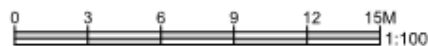
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PROJECT: 36 LANCASTER  
GROVE  
TITLE : PROPOSED GROUND  
FLOOR PLAN

Date: DECEMBER 2015  
Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 004J

PROPOSED GROUND FLOOR PLAN



**KEY**  
 EXISTING RETAINED WALLS  
 PROPOSED WALLS



- REV A 24/03/2016
- LIFT AMENDED
- REV B 18/04/2016
- UNIT 8 OMITTED FROM APPLICATION
- REV C 18/06/2016
- LIFT AMENDED TO COMPLY WITH M4(1)
- REV D 24/06/2016
- UNIT 3 LAYOUT AMENDED
- REV E 30/06/2016
- LAYOUT AMENDED
- REV F 03/08/2016
- WESTERN EXTENSION TO UNIT 8 INDICATED
- REV G 19/06/2016
- WEST EXTENSION TO UNIT 8 REDUCED BY 300MM
- REV H 18/09/2016
- CIRCULAR LIFT REINSTATED

PLANNING



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PROJECT: 36 LANCASTER  
 GROVE  
 TITLE : PROPOSED FIRST  
 FLOOR PLAN

Date: DECEMBER 2015  
 Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 005H

**KEY**  
 [Solid line] EXISTING RETAINED WALLS  
 [Dashed line] PROPOSED WALLS

PROPOSED FIRST FLOOR PLAN





Detailed excerpt showing demolition at chimney (1.50)

- REV A 31/03/2016
- PREVIOUS UNIT 12 NOW OMITTED FROM APPLICATION
- 1 DORMER OMITTED FROM EACH OF UNITS 9 AND 10
- LIFT AMENDED
- REV B 15/06/2016
- LIFT 1 AMENDED TO COMPLY WITH M4(1)
- DORMERS AMENDED
- REV C 28/06/2016
- LAYOUTS OF UNITS 9, 10 AND 11 AMENDED
- REV D 18/08/2016
- SCOPE OF DEMOLITION AT CHIMNEY SHOWN
- REV E
- CIRCULAR LIFT REINSTATED

PLANNING



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PROJECT: 36 LANCASTER  
GROVE

TITLE : PROPOSED SECOND  
FLOOR PLAN

Date: DECEMBER 2015

Scale: 1:100 ATA1 Drawn: SDK

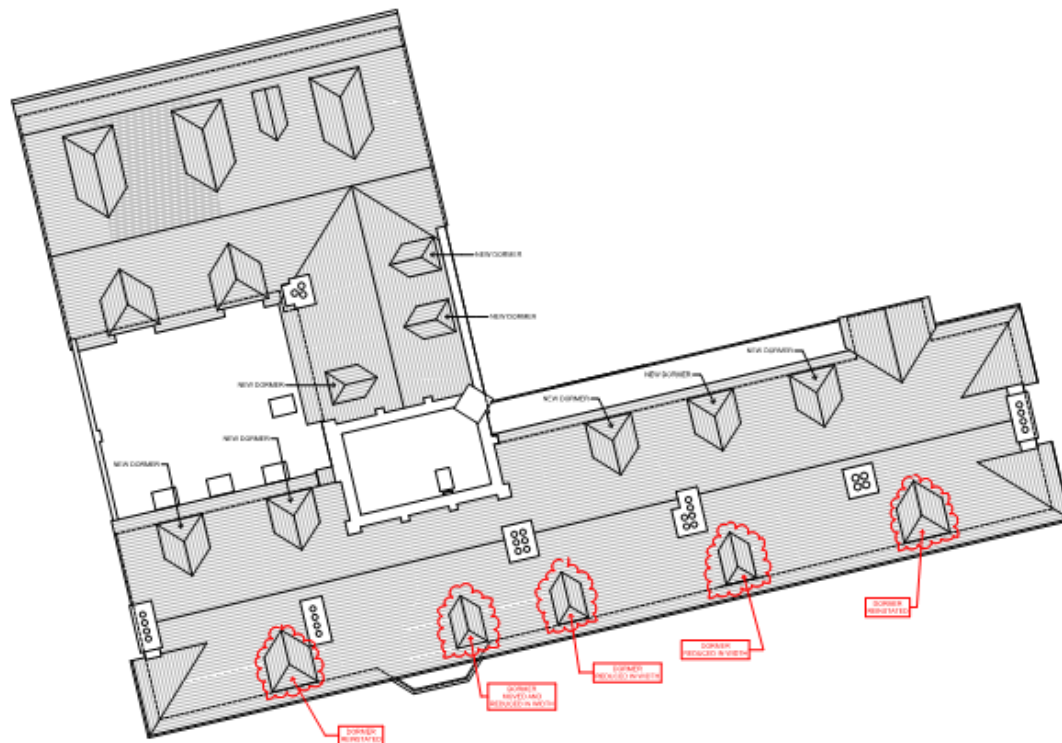
DRAWING NUMBER: 006E

PROPOSED SECOND FLOOR PLAN



**KEY**  
 EXISTING RETAINED WALLS  
 PROPOSED WALLS





REV A 31/03/2014  
 - 2 NUMBER DORMERS OMITTED FROM  
 SOUTH ELEVATION  
 REV B 15/06/2015  
 - DORMERS AMENDED

PLANNING



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PROJECT: 36 LANCASTER  
 GROVE

TITLE : PROPOSED ROOF  
 PLAN

Date: DECEMBER 2015

Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 008B

PROPOSED ROOF PLAN





PROPOSED NORTH ELEVATION

- REV A: 03-07-2015 NEW WINDOW SHOWN
- REV B: 16-04-2015
- UNIT 6 OMITTED FROM APPLICATION
- REV C: 24-06-2015
- BASEMENT ROOM CEILING/FLOOR LEVEL SHOWN
- UNIT 1 DOOR AND DORMER AMENDED
- REV D: 03-08-2015
- UNIT 6 WESTERN EXTENSION INDICATED



EXISTING NORTH ELEVATION

North West Elevation  
 Scale: 1:100



PLANNING



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PROJECT: 36 LANCASTER  
 GROVE

TITLE : EXISTING AND  
 PROPOSED NORTH  
 ELEVATIONS

Date: DECEMBER 2015

Scale: 1:100 ATA1 Drawn: SDK

DRAWING NUMBER: 053D



PROPOSED EAST ELEVATION

REV B 31/03/2014  
 - 2 NUMBER DORMERS OMITTED FROM SOUTH  
 ELEVATION  
 REV C 15/06/2015  
 - NOTE RE REMOVAL OF DORMERS REMOVED



EXISTING EAST ELEVATION



PLANNING



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PROJECT: 36 LANCASTER  
 GROVE

TITLE : EXISTING AND  
 PROPOSED EAST  
 ELEVATIONS

Date: DECEMBER 2015

Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 054 C



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

REV'D 31/03/2015  
 - 2 NUMBER DORMERS OMITTED FROM SOUTH ELEVATION  
 REV'E 15/05/2015  
 - 2 DORMERS REINSTATED, THREE DORMERS REDUCED IN WIDTH, POSITIONS ALTERED

PLANNING



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PROJECT: 36 LANCASTER GROVE

TITLE : EXISTING AND PROPOSED SOUTH ELEVATIONS

Date: DECEMBER 2015

Scale: 1:100 ATA1 Drawn: SDK

DRAWING NUMBER: 051E





PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION



REV B 31/03/2019  
 - 2 NUMBER DORMERS OMITTED FROM SOUTH ELEVATION  
 REV C 18/04/2019  
 - UNIT 6 OMITTED FROM APPLICATION  
 - NOTE AMENDED  
 REV D 15/06/2019  
 - NOTE RE REMOVAL OF DORMERS REMOVED  
 REV E 03/04/2016  
 - UNIT 6 SINGLE STOREY EXTENSION INDICATED  
 REV F 10/08/2014  
 - WEST EXTENSION TO UNIT 6 REDUCED BY 300MM EXTERNAL DOOR TO BED 2 UNIT 6 WIDENED BY 200MM

PLANNING



**SHAUN KNIGHT  
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 W: shaunknightarchitecture.com

PROJECT: 36 LANCASTER  
 GROVE

TITLE : EXISTING AND  
 PROPOSED WEST  
 ELEVATIONS

Date: DECEMBER 2015

Scale: 1:100 AT A1 Drawn: SDK

DRAWING NUMBER: 052F

# Photo of south elevation



# Photo of north elevation



# Photo of north elevation/ Appliance Bay doors





# Photo of extension to be demolished



# Photo of courtyard at first floor level



# Photo of the Appliance Bay

