

Application ref: 2018/4910/L  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 26 November 2018

**Development Management**  
Regeneration and Planning  
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Nicholas Taylor + Associates  
46 James Street  
London  
W1U 1EZ  
England

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Refused**

Address:  
**36 Lancaster Grove**  
**London**  
**NW3 4PB**

Proposal: External and internal alterations associated with conversion of former fire station tower to residential unit including removal of chimneys, infill of central void and replacement of staircase.

Drawing Nos: 001 (Rev P2); 130 (Rev P6); 131 (Rev P1); 210 (Rev P1); 616 (Rev P1); 814 (Rev P1); Planning Statement prepared by Nicholas Taylor + Associated (dated September 2018); Heritage Statement prepared by DLG Architects; Design and Access Statement prepared by Tate Harmer (dated August 2018); Fire Engineer Report prepared by BB7; Bat Activity Report prepared by ARM Conservation.

The Council has considered your application and decided to **refuse** listed building consent for the following reason:

#### **Reason for Refusal**

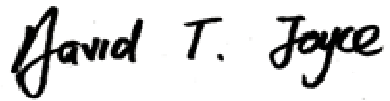
- 1 The proposed demolitions and alterations, by reason of loss of historic fabric and plan-form, would cause harm to the special architectural and historic interest of the Grade-II\* listed building, contrary to policy D2 Heritage of the Camden Local Plan 2017.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning