

Planning Service – Development Management
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall,
Judd Street
London
WC1H 9JE

Thames Valley

Suite A,
3 Weybridge Business Park
Addlestone Road
Weybridge Surrey KT15 2BW

nexusplanning.co.uk

14 January 2019

Ref: 30777

Dear Sir / Madam

Application for planning permission and listed building consent for the repair and refurbishment of the firefighters' cottages at West Hampstead Fire Station, West End Lane

On behalf of the London Fire Commissioner ("**the LFC**") I write to submit an application for planning permission and listed building consent for the repair and refurbishment of a row of four firefighters' cottages at West Hampstead Fire Station, West End Lane ("**the Site**").

These cottages bound the western edge of the drill yard, to the rear of the main Fire Station building and are Grade II listed, as is the main building (list entries 1379178 and 1379177). The cottages were built at the start of the 20th century by the Fire Brigade Branch of the London County Council Architects Department.

The firefighters' cottages, when occupied, have always been in use by the London Fire Brigade, to help meet the accommodation needs of London's firefighters, ancillary to the principal function of the Site. This has been established with the grant of a certificate of existing lawfulness (reference 2018/2523/P) for:

"Use for continued residential occupation by firefighters or other employees of the London Fire Commissioner together with their spouses, partners, family and/or dependents (as may be the case); ancillary to West Hampstead Fire Station."

Following a period when the cottages were vacant and their condition deteriorated, the LFC is now in a position to repair and refurbish them, to bring the cottages back into beneficial use as firefighters' accommodation. Details of the works are contained in the package of information submitted with this application and include:

- new windows;
- replacement doors where necessary;
- replacement rainwater goods where necessary; and

- repair and replacement of floors, ceilings and plasterwork where necessary.

Pre-application advice has been received from the local planning authority (reference 2018/1965/PRE), which is supportive of the reinstatement of the cottages back to residential accommodation (ancillary to the fire station) and unquestionably recognises that this is their optimum viable use.

In accordance with the National Planning Policy Framework (paragraph 8), the proposed works will provide net gains across environmental, social and economic objectives:

- the firefighters' cottages, as listed buildings and part of the historic built environment, will be protected and enhanced for future generations;
- residential accommodation (ancillary to the fire station) will be provided for firefighters, who are key workers within the community and often unable to afford market accommodation in such central locations; and
- construction employment opportunities will be created through the repair and refurbishment of the cottages and the investment by the LFC in the Site.

Accordingly the proposed works are a sustainable form of development that should be approved without delay.

Finally, by way of additional background, this project, in providing much needed accommodation for some of London's firefighters, has support from the Assembly Member for Barnet and Camden (Andrew Dismore):

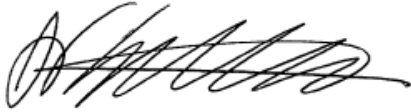
<http://www.andrewdismore.org.uk/home/2016/03/16/dismore-wins-argument-in-principle-for-key-worker-housing-at-west-hampstead-fire-station/>

This application comprises the following information:

- 26849/SP001 Site Plan
- 26849/BP001 Block Plan
- 26849-01 Existing layout
- 26849-07 Existing Elevations
- 26849-02 Proposed Layout
- 26849-08 Proposed Elevations
- 26849-04 Joinery Detail
- 26849-09 DPC & Floor Finishes
- Schedule of Works
- Historic Building Assessment – The Historic Building Advisory Service
- Photographic Condition Survey – Dron & Wright
- Structural Report – Aecom
- Timber Repair Drawing – Aecom
- Timber Layout Drawing - Aecom
- M&E Service Drawings - CBS

Should you have any questions arising from this application, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Somerville', written in a cursive style.

Andrew Somerville
Associate Director