

Application ref: 2018/1527/P
Contact: Charles Thuairé
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Date: 26 February 2019

Development Management
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Nicholas Taylor + Associates
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Former Belsize Fire Station
36 Lancaster Grove
London
NW3 4PB

Proposal: Details required by conditions 4 (tree protection), 5 (cycle storage), 6 (bat survey), 7 (lighting strategy), 9 (sustainable urban drainage system), 11 (bird and bat boxes), 12 & 13 (drainage strategy) of planning permission dated 28/06/2017 ref 2016/0745/P (for Part change of use of former fire station to provide 11 self-contained residential units 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).

Drawing Nos: Tree survey, arboricultural impact assessment and arboricultural method statement by Challice Consulting Ltd dated 31.1.16; BFS THA PR AL 450-P4; Light spillage modelling report by Twinearth dated March 2018; Preliminary bat roost assessment and bat activity survey, both by Clive Herbert dated 2018; Planning conditions- bird and bat boxes Rev P2 dated 29.11.18 by Tate Harmer; BFS THA PR AL 300-P5, 310-P5, 320-P4, 330-P5; L1805-IN2-00-00-DR-E-0101 rev P3, L1805-IN2-00-XX-DR-E-0101 rev P3, L1805-IN2-00-XX-DR-E-0102 rev P3; HRWallingford surface water storage requirements data sheet; 17-172: P-300B, P-301; Drainage lifetime maintenance schedule by Coyle Kennedy dated March 2018.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

Condition 4- the tree protection details are considered sufficient to demonstrate that the trees to be retained on site and on neighbouring sites will be adequately protected throughout development. The details are therefore acceptable.

Condition 5- the submitted details for covered and secure cycle storage for 22 bicycles are compliant with Camden Planning Guidance. The details are therefore acceptable.

Condition 6- the bat survey details as revised are considered acceptable and confirm the absence of any further bat roosts on this building.

Condition 7- the lighting strategy as revised is considered acceptable in terms of limiting the impact of light pollution on bats.

Condition 11- the revised details of bat and bird boxes around the building are now considered acceptable in terms of design and location and are appropriate to the species they intend to serve.

Condition 9, 12 and 13- the details of a sustainable urban drainage system and a drainage strategy are considered acceptable as they will satisfactorily reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage and sewage system. Thames Water has also confirmed it is happy with the design and will accept the discharge to the combined sewer.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host building, on the character of the conservation area or on neighbouring amenity.

As such, the proposed details are in general accordance with policies CS11, CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 8 (water use) and 10 (SUDS implementation) of planning permission dated 28/06/2017 ref 2016/0745/P are outstanding and require details to be submitted and approved.

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

David T. Joyce

David Joyce
Director of Regeneration and Planning