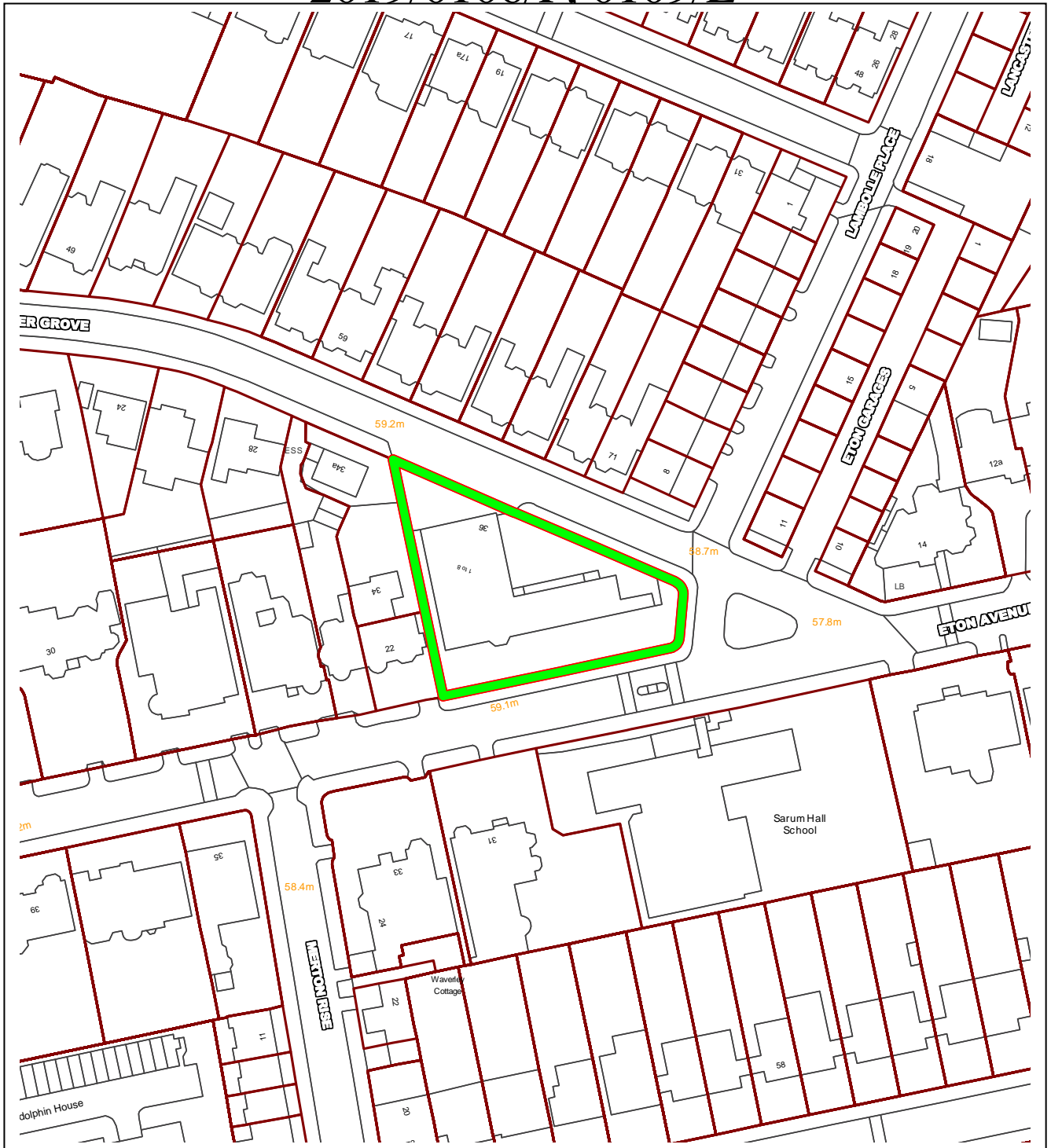


# Belsize fire station, 36 Lancaster Grove 2019/0106/P. 0109/L



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1. Rear elevation showing excavated lightwells



2. Front elevation showing side wing under construction





3. Front elevation from Lancaster Grove



4. Rear elevation from Eton Avenue

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>05/03/2019</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>17/03/2019</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Charles Thuaire			2019/0106/P, 2019/0109/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Belsize Fire Station 36 Lancaster Grove London NW3 4PB			See decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
<p>P- Variation of condition 3 (development in accordance with approved plans) 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), namely to redesign approved eastern side extension and incorporate a new lightwell and lowered floor level.</p> <p>L- Erection of replacement single storey side extension to east elevation, to incorporate a new lightwell and lowered floor level (as an amendment to listed building consent dated 28/06/2017 ref 2016/1128/L for 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 change of use of former fire station to provide 11 self-contained residential units).</p>				
<b>Recommendation(s):</b>		<b>Grant planning permission and listed building consent subject to Deed of Variation to S106</b>		
<b>Application Type:</b>		<b>Full Planning Permission</b>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	Press advert published 21/02/2019 to 17/03/2019 Site notice displayed 20/02/2019 to 16/03/2019 No response					
CAAC/Local groups comments:	<p><u>Belsize Residents Association</u> object–          Addition of two dormer windows to the otherwise appropriately subordinate extension of the Listed Building elevates its status beyond its merits. The awkwardly placed ground floor fenestration sits uncomfortably next to the fenestration of the host building.</p> <p><u>Officer comment-</u>  <i>See paras 1.3 and 2.1 below. Scheme has been significantly revised. No reconsultation.</i></p> <p><u>Belsize CAAC</u> object-          The proposals are for a two storey building, not a single storey with pitched roof. Object to the new external basement pit and associated stairs and railings. Object to the large dormer window, which is too close to and dominates the host building.</p> <p><u>Officer comment-</u>  <i>See paras 1.3 and 2.1 below. Scheme has been significantly revised. No reconsultation.</i></p> <p><u>Historic England-</u> authorisation to determine the application as seen fit.</p>					

## Site Description

This triangular site has a vacant Grade II\* listed former fire station which is L-shaped with 2-3 floors and a central tower, designed in an Arts and Crafts style.

The site is in Belsize conservation area and the surrounding area is of a predominantly residential character with mainly 3 storey detached and semi-detached properties.

Works have already started to implement both previous planning permissions for change of use, alterations and extensions to different parts of the building (see history below). The lower floor level for the approved east side wing, as proposed to be redesigned, has also been excavated and laid out; however works have now temporarily stopped on site, awaiting the outcome of this decision.

## Relevant History

**28/06/2017- refs 2016/0745/P, 2016/1128/L-** Planning permission granted subject to S106 for- 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.

28/06/2017- refs 2016/5813/P, 2016/6119/L- Planning permission granted subject to S106 for- Change of use of part of former fire station (Sui Generis) to provide 5 self-contained residential units (Class C3) and installation of cycle parking enclosure.(this permission only relates to the ground and first floors of the eastern wing of the fire station)

26/02/2019- ref 2018/1527/P- Approval of 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.

## Relevant policies

### National Planning Policy Framework 2019

### London Plan 2016

### Camden Local Plan 2017

A1 Managing the impact of development  
A5 Basements and lightwells  
D1 Design  
D2 Heritage

### Camden Planning Guidance

CPG Design  
CPG Amenity  
CPG Basements

## Assessment

### 1. Proposal-

1.1 The approved scheme involved replacement of an existing side extension along the eastern elevation with an enlarged side extension to provide habitable accommodation for a new one bedroom unit with associated fenestration alterations. The entire wing was enlarged to the rear (north side) and had a higher roof. Thus the approved north elevation had a gable end wall with window plus a new dormer, and the front (south) elevation had french doors and window.

1.2 During construction works on site and detailed design progress, it transpired that the floor-to-ceiling heights within the replacement wing are less than adequate with the attic bedroom being very constrained, with low headroom. Thus a revised scheme was submitted to show a lowered floor level

to match the existing/approved basements of the adjoining main block. The north elevation showed a window level with the ground and the south elevation showed relocated patio doors facing a new lightwell. The new floor and associated lightwell would be lowered by 1.6m to match the adjoining floors.

1.3 Revisions- following concerns by conservation officers, the side wing has been redesigned to improve its proportions and relationship with the main building. The revisions include:

- Roof ridge reduced in height;
- The previously approved window on the east elevation removed;
- The alterations to the north elevation similar to those previously approved;
- The patio doors to the south elevation relocated to same location as approved but with a lowered floor level;
- The lightwell reduced and redesigned to match the approved ones in the main block;
- A more detailed BIA provided.

1.4 Issues are design and conservation, basement impact and amenity.

## 2. Design and conservation

2.1 It is considered appropriate that the redesigned side extension as now revised is acceptable in design and heritage terms. It now maintains a subordinate and sympathetic relationship with the main block, as with the previous approved extension. The lowered patio doors with new lightwell will match the form, design and size of the approved 3 basement level patios doors and lightwells along the southern elevation of the main block. The patio doors will be only partially visible from the street due to their sunken nature, in line with the other 3 flats here, and thus will have minimal impact on the overall appearance of the new wing and existing block. The wing will also have one dormer, instead of 2 as originally proposed here. Thus the wing will still give the impression of a single storey structure with pitched roof attic accommodation; its proportions and façade design are more appropriate to this context. The lightwell railings will match those approved for other lightwells along this southern elevation. The lightwell is small and subordinate in size and will be similar to the other approved ones on the same elevation so that it has the same visual impact from the street.

2.2 The revised wing will not harm the character and appearance of the property, streetscene and conservation area. It will also preserve the appearance and special interest of the listed building and is considered to be in accordance with the objectives of policies D1 and D2.

2.2 Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving or enhancing the character or appearance of the conservation area, under s.16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## 3. Basement impact

3.1 The new wing's floor level will be excavated down by 1.6m to match the adjoining lower ground floor of the main block. Indeed the excavation has already been carried out now. A simple Basement Impact Assessment (BIA) comprising a screening and scoping report has since been submitted to determine whether a full BIA is required. The screening shows that no further action and investigation is required. The only underground constraint for this site is surface water and flooding although it is not in a Local Flood Risk Zone. Previous trial pits showed that there was Made Ground 0.5m above London Clay and no groundwater was encountered. Sections show that the building foundations and footings are approximately 1.4m below the existing semi-basement level so that the proposed lowered floor to match the existing one will still be well above these. Thus there will be no impact on structural stability of the listed building nor on surrounding properties which are set well away opposite the 2 roads. There will be no increase in hard surfacing or harmful impact on surface water flows but a system of storing the water using attenuation storage will be used for gradual release of water out onto the public sewer to limit flooding. Any groundwater encountered during excavation will be

pumped out. Details of this sustainable drainage system have already been agreed by sustainability officers and Thames Water and consequently approved on 26.2.19 as part of the discharge of conditions 9 and 12 (see history above).

3.2 Overall it is considered that the proposed lowering of the floor of this small side wing plus new lightwell, to match the adjoining semi-basement levels and approved lightwells, will be acceptable and will not harm land stability and hydrology. Its size, design and location complies with criteria f - m in policy A5 of the Local Plan.

#### 4. Amenity

4.1 It is considered that the new wing, as before, does not affect any neighbouring amenity in terms of light, outlook or privacy. Also the redesigned wing continues to provide an adequate standard of accommodation for a one bedroom flat.

#### 5. Recommendations

- a) Grant planning permission subject to same conditions as before (except those already discharged) and Deed of Variation to S106.
- b) Grant listed building consent subject to same conditions where relevant to side wing.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th July 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Nicholas Taylor + Associates  
46 James Street  
London W1U 1EZ

Application Ref: **2019/0106/P**

04 July 2019

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:

**36 Lancaster Grove  
London NW3 4PB**

Proposal:

**DECISION**  
Variation of condition 3 (development in accordance with approved plans) 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), namely to redesign approved eastern side extension and incorporate a new lightwell and lowered floor level.

Drawing Nos: BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3, (prefix BFS-THA-PR AL-) 080 P1, 200 P5; Basement Impact Assessment by Senan Pyne dated June 2019

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2016/0745/P dated 28/06/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans-  
BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3; (prefix BFS-THA-PR AL-) 080 P1, 200 P5; Basement Impact Assessment by Senan Pyne dated June 2019.

001; 002H; 003D; 004J; 005H; 006E; 007A; 008B; 052F; 055; 056 C; 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 31st 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 2nd 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 28th July 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 12th August 2016.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 All trees on the site, or parts of trees growing from adjoining sites shall be retained and protected from damage in accordance with the tree protection details as approved on 26/02/2019 ref 2018/1527/P.

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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The approved cycle storage facility shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter, in accordance with the cycle store details as approved on 26/02/2019 ref 2018/1527/P.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 6 Condition 6 of 2016/0745/P has been discharged- the updated bat survey was approved on 26/02/2019 ref 2018/1527/P.

- 7 The approved lighting strategy shall be installed in accordance with the lighting plans as approved on 26/02/2019 ref 2018/1527/P.

Reason: To limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, in accordance with the requirements of policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 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 CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 9 The approved sustainable drainage system shall be implemented and thereafter retained and maintained in accordance with the drainage details as approved on 26/02/2019 ref 2018/1527/P.

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 CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to occupation, evidence that the SUDS system has been implemented in accordance with the approved details within condition no.9 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 CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 11 The approved bird and bat boxes shall be installed and thereafter retained in accordance with the biodiversity details as approved on 26/02/2019 ref 2018/1527/P.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 12 The approved drainage strategy shall be installed and completed in accordance with the drainage details as approved on 26/02/2019 ref 2018/1527/P.

Reason: 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 policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 2 The Preliminary Ecological Assessment identified the presence of buddleia and green alkanet both of which are listed by the London Invasive Species Initiative as species of concern. Care should be taken to ensure that these species do not spread beyond the site during vegetation works.

Reason: To support the objectives of the Camden Biodiversity Action Plan 2013-18.

- 3 You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

Reason: To support the collation of ecological data to assist future decision making, and support the objectives of the Camden Biodiversity Action Plan 2013-18.



- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.
- 6 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

Nicholas Taylor + Associates  
46 James Street  
London W1U 1EZ

Application Ref: **2019/0109/L**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

2 July 2019

**DRAFT**

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**36 Lancaster Grove  
London NW3 4PB**

Proposal:

Erection of replacement single storey side extension to east elevation, to incorporate a new lightwell and lowered floor level (as an amendment to listed building consent dated 28/06/2017 ref 2016/1128/L for 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 change of use of former fire station to provide 11 self-contained residential units).

Drawing Nos: BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3, (prefix BFS-THA-PR AL-) 080 P1, 200 P5; Basement Impact Assessment by Senan Pyne dated June 2019

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

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

Executive Director Supporting Communities



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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3; (prefix BFS-THA-PR AL-) 080 P1, 200 P5; Basement Impact Assessment by Senan Pyne dated June 2019.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with 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 D2 of the Camden Local Plan 2017.

- 4 Samples of all new facing brickwork, stonework, tiles, railings and joinery for the construction of the approved extension 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 D2 of the Camden Local Plan 2017.

- 5 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 D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire

Certification may require a further application for listed building consent.

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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

**DRAFT**

**DECISION**