

Application ref: 2019/0147/L  
Contact: Charles Thuaire  
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Date: 31 July 2019

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

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**36 Lancaster Grove  
London NW3 4PB**

Proposal:

Various minor internal and external alterations to all new approved flats, as amendments to listed building consent dated 04/07/2017 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 change of use of former fire station to provide 11 self-contained residential units) and to listed building consent dated 04/07/2017 ref 2016/6119/L (for Internal alterations associated with the change of use of part of former fire station to provide 5 self-contained residential units and installation of cycle parking enclosure).

Drawing Nos: (all prefix BFS-THA-PR) PA-010-P3, AL-090-P4, PA-100-P3, PA-110-P3, PA-120-P3, PA-140-P3, PA-300-P3, PA-310-P3, PA-320-P3, PA-330-P3, AL-200-P5, AL-400-P8, AL-340-P4, AL-410-P7, AL-411-P7, AL-620-P5, AL-621-P5, AL-622-P2, AL-623-P7, AL-624-P3, AL-640-P4, AL-810-P4.

(prefix L18051-INZ-00-00-DR-E) 1001 rev C2, 2001 rev C2, 4001 rev C2, 7001 rev C2, 8001 rev C2; (prefix L18051-INZ-00-00-DR-M) 1001 rev C1, 2001 rev C1, 3001 rev C1, 4001 rev C1; (prefix L18051-INZ-00-01-DR-E) 1001 rev C2, 2001 rev C2; (prefix L18051-INZ-00-02-DR-E) 1001 rev C2, 2001 rev C2; L18051-INZ-00-B1-DR-E-2001 rev C2.

Letter dated 6.6.19 from NTA

The Council has considered your application and decided to grant Listed Building Consent 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.

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: (all prefix BFS-THA-PR) PA-010-P3, AL-090-P4, PA-100-P3, PA-110-P3, PA-120-P3, PA-140-P3, PA-300-P3, PA-310-P3, PA-320-P3, PA-330-P3, AL-200-P5, AL-400-P8, AL-340-P4, AL-410-P7, AL-411-P7, AL-620-P5, AL-621-P5, AL-622-P2, AL-623-P7, AL-624-P3, AL-640-P4, AL-810-P4. (prefix L18051-INZ-00-00-DR-E) 1001-rev C2, 2001 rev C2, 4001 rev C2, 7001 rev C2, 8001 rev C2; (prefix L18051-INZ-00-00-DR-M) 1001 rev C1, 2001 rev C1, 3001 rev C1, 4001 rev C1; (prefix L18051-INZ-00-01-DR-E) 1001 rev C2, 2001 rev C2; (prefix L18051-INZ-00-02-DR-E) 1001 rev C2, 2001 rev C2; L18051-INZ-00-B1-DR-E-2001 rev C2. Letter dated 6.6.19 from NTA

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 work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

- 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:

- (i) Historic ground surface finishes around the building, including tiles and granite setts.
- (ii) Existing interior finishes, including staircases, tiled floors, glazed brickwork and panelling to Billiards Room;
- (iii) Existing internal and external joinery, including doors and pole cabinets;
- (iv) Existing internal and external ironmongery, including gutterwork and downpipes, fireman's pole, staircase balustrades, hooks and hose drying

equipment, ladder supports and radiators;  
(v) 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 13 No aerials, 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 D2 of the Camden Local Plan 2017.

- 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)
- g. All new surface treatments to external and internal walls, ceilings and floors.

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.

- 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 D2 of the Camden Local Plan 2017.

- 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 D2 of the Camden Local Plan 2017.

- 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 grilles, 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.
- f) A sample panel of brickwork no less than 2m by 2m including junction with window opening, demonstrating the proposed colour, texture, face-bond, pointing, expansion joints and vertical and horizontal banding, shall be erected on site for inspection for the local planning authority and maintained for the duration of the works.

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: 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 Reasons for granting approval-

The amendments comprise a series of minor changes to the elevations and internal layout of both approved schemes for the overall fire station, as a result of working up details and new survey information. The plans as revised are now considered acceptable in terms of their impact on the special interest of the listed building. The basement floor flats as well as their associated lightwells are lowered by 85mm and the 2 new western side extensions have a lower floor level of 200mm. These additional excavations are minor and, being above the existing foundation footings, will have no impact on stability or fabric of the listed building. The south facing lightwell steps and walls are slightly amended in configuration, the dormer cheeks are slightly widened to match the existing courtyard dormers and the approved roof access hatch is replaced by a ventilation opening. These are acceptable in design and will have no material impact on the elevations. All flats have rearranged internal layouts on all floors. As revised, these do not harm any historic fabric and room proportions of the listed building. Similarly the proposed servicing and lighting details and some minor additional necessary structural interventions are acceptable in historic terms.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer