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Ref: 30777

Dear Rachel

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") we write to enclose a package of additional and revised information following our exchanges of correspondence (including the conservation officer Sanchita Raghunathan) and the meeting held on 30 May 2019.

This information contains:

- detailed photographic condition surveys of each cottage including:
 - descriptions, photographs and a condition assessment of all existing interior features;
 - details of all proposed alterations, installations, repairs and redecorations and method statements justifying all proposed works;
 - completed information on heritage significance and impact (from Bob Hill of HBAS).
- scaled drawings (appended to the photographic condition surveys) that include:
 - proposed replacement windows units (where applicable), scaled at 1:5 at A2 (the requested details of 1:1 or 1:2 for window units as requested by the Conservation Officer were too large to fit);
 - existing and proposed doors;
 - proposed secondary glazing units;
 - existing and proposed and proposed interior joinery;
 - proposed fire surrounds;
 - existing and proposed layout plans; and
 - proposed structural timber repair details.

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- (as agreed during our meeting with the Conservation Officer, the reports include the original areas of each house only - the 1960's rear extensions have not been detailed);
- a landscape plan at 1:100 scale to show the French drain, granite setts, proposed steel bollards and re-located utility meter cabinet;
- revised existing and proposed elevation plans showing the proposed steel bollards, windows and clarity on other details as requested; and
- a scaled roof plan detailing the existing layout and proposed works.

A revised Historic Building Assessment (August 2019) has also been provided, which considers that the proposed works overall will enhance the significance of the listed cottages and have a positive effect on their longevity and beneficial future use. Detailed assessment (of significance impact) of specific works is provided as part of the photographic survey.

Together, the overall effect of the works on the heritage significance of the cottages is positive. These improvements should carry even greater weight given that the cottages are on the at risk register.

Should there be any aspect which might be considered to have some harm on the significance of the cottages (mindful that the heritage baseline position of the cottages is when they were listed in 1990 after the various works to the cottages (as seen today) had been carried out), any harm (even with great weight to it) would be outweighed by the public benefits of the scheme. These benefits include providing living accommodation to London's firefighters (as keyworkers), at West Hampstead Fire Station or close to other places of work, in an area where they might not otherwise be able to afford to live.

Not only will this have social benefits to the firefighters themselves, it increases London's resilience to emergencies by enabling such workers to live where they are needed – in West Hampstead, in the same way as they are needed across all other parts of London.

We would be pleased if you can now grant planning permission and listed building consent without any further delay.

Yours sincerely,



Andrew Somerville
Associate Director