

Application ref: 2018/1657/L  
Contact: Nick Baxter  
Tel: 020 7974 3442  
Date: 13 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Nicholas Taylor + Associates  
31 Windmill Street  
London W1T 2JN

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Approval of Details (Listed Building) Granted**

Address:

**Former Belsize Fire Station**  
**36 Lancaster Grove**  
**London NW3 4PB**

Proposal:

Details pursuant to conditions 4, 5, 8, 14 (parts a, c, f) and 17 (parts a-f) of listed building consent dated 4.7.17 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.

Drawing Nos: 4) 289 rev P6 historic items schedule and salvage strategy (each JPEG also supplied separately), conservation management plan (plus five appendices)

5) 289 rev P6 historic items schedule and salvage strategy (each JPEG also supplied separately), conservation management plan (plus five appendices)

8) physical samples

14a) PDF books dated 4/9/19 and entitled external services, fire alarms, cable containment, gas, general electrical, heating, lighting, security and access, soil and waste, ventilation, water

14c) BFS THA PR AL 431 P1 (lift elevations), BFS BFS THA PR AL 430 P1 (lift plan)

14f) BFS THA PR AL 810 P2, BFS THA PR AL 420 P2 (Mezzanine details)

17a) BFS THA PR AL 621 P3, BFS THA PR AL 620 P5, BFS THA PR AL 621 P5, BFS THA PR AL 623 P7

17b) BFS THA PR AL 640 P2, 810 P2, 431 P3, 430 P3, 420 P2, 400 P3, 120 P3, 110

P4, 100 P4, 090 P3  
17c) physical samples  
17d) BFS THA PR AL 624 P3  
17e) see 14a  
17f) physical sample

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 You are reminded that conditions 3, 6, 7, 10 (parts A and B) of 2016/6119/L are outstanding and require details to be submitted and approved.
- 2 The applicant seeks to discharge conditions 4, 5, 8, 14 (parts a, c, f) and 17 (parts a-f) of application 2016/1128/L (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 (Sui Generis) to provide 11 self-contained residential units (Class C3))

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.

Drawing: 289 rev P6 historic items schedule and salvage strategy (each JPEG also supplied separately), conservation management plan (plus five appendices)

In the above, the applicant has supplied an adequate illustrated schedule of historic items and salvage strategy.

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.

Drawing: 289 rev P6 historic items schedule and salvage strategy (each JPEG also supplied separately), conservation management plan (plus five appendices)

In the above, the applicant has supplied an adequate illustrated schedule of historic items and salvage strategy.

8) 289\_1\_2\_Planning Facing Materials Rev P1 Samples of all new facing brickwork, stonework, tiles and joinery for the construction of the approved extensions

The applicant has supplied on site samples of tiles, brickwork and other facing materials that appropriately match the host building, such that the approved extensions will not appear discordant.

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

Drawings: PDF books dated 4/9/19 and entitled external services, fire alarms, cable containment, gas, general electrical, heating, lighting, security and access, soil and waste, ventilation, water

It should be noted that only the information referred to in the drawing title is taken to be correct and is therefore consented by this permission. Other aspects of the scheme are not taken to be indicated correctly or consented.

References to "exhaust louvres", notwithstanding the photo on the drawing, refer to terracotta outlets shown on drawing BFS BFS THA PR AL 622 P2.

3 c) All alterations to the main staircase compartment, including new lift

Drawings: BFS THA PR AL 431 P1 (lift elevations), BFS BFS THA PR AL 430 P1 (lift plan)

An appropriately designed circular lift has been specified that will allow the original form of the stairwell to be appreciated.

f) Proposed new mezzanine within Unit 8 (former gym at first floor level)

Drawings: BFS THA PR AL 810 P2, BFS THA PR AL 420 P2 (Mezzanine details)

The applicant has supplied appropriate details of the mezzanine.

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 grills, external doors, jamb and head of door openings, and gates;

Drawings: BFS THA PR AL 621 P3, BFS THA PR AL 620 P5, BFS THA PR AL 621 P5, BFS THA PR AL 623 P7

The applicant has supplied drawings showing appropriate single-glazed metal-framed windows and other details.

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);

Drawings: BFS THA PR AL 640 P2, 810 P2, 431 P3, 430 P3, 420 P2, 400 P3, 120 P3, 110 P4, 100 P4, 090 P3

The applicant has supplied appropriate details of the balustrade and railings for the lightwells. Notwithstanding anything else that might appear on them, the drawings are only considered applicable in terms of the balustrades and railings.

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);

Samples of appropriate materials have been viewed on site.

d) Detailed drawings are a scale of no less than 1:20 of all new dormers;

Drawings: BFS THA PR AL 624 P3

Appropriate details have been supplied of the dormer windows showing single glazing and traditional detailing.

e) detailed drawings of roof works, vents, chimneys

Drawings: as 14a

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.

A closely matching sample panel of brickwork was assembled on site and has

been approved.

The above conditions are considered discharged.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies and policy D2 of the then emerging London Borough of Camden Local Plan.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer