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Mr Charles Thuairé/ Nick Baxter
Planning – Development Control
Camden Council
Camden Town Hall
Judd Street
London WC1H 8ND

Ref: 558

18 September 2019

Dear Charles/ Nick,

FORMER BELSIZE PARK FIRE STATION, 36 LANCASTER GROVE, LONDON NW3 4PB
LISTED BUILDING CONSENT: 2016/1128/L (AS REVISED UNDER 2019/0147/L)
APPROVAL OF DETAILS RESERVED BY CONDITION 14, PARTS A, B, E

On 28th June 2017, Listed Building Consent was granted for the '*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) (in connection with Planning Permission 2016/0745/P).* This consent was approved alongside Planning Permission 2016/5813/P granting an additional 5 self-contained flats.

Given the listed nature of the property, the above consents were accompanied by LBCs 2016/6119/L and 2016/1128/L, granting all internal alterations associated with the change of use of part of former fire station to 18 self-contained residential units overall.

Both LBC consents were subsequently revised under permission 2019/0147/L which granted '*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)*'.

The above consent was subject to a number of planning conditions (17 in total) of which a number require details to be submitted and approved by the LPA prior to commencement of development/commencement of works to each relevant part.

This application seeks approval of details reserved by condition 14, parts a and b, which relate to all internal works and new services associated with Unit 6 – the former Appliance Bay. The application also seeks approval of details in respect of condition 14e – fire poles.

Consistent with the planning and LBC consent, the details enclosed confirm that the appliance bay will have its floor levelled with a reversible timber structure that will retain and protect its original finish. All other surfaces will be retained as exposed, including the ceiling, giving a strong industrial aesthetic. Glazed lobbies will be constructed around the main doors, which will have their electrical openers removed. No attachments to walls are proposed and no partitions are proposed other than floating ones created through new furniture/joinery details.

Condition 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;

Please see;

- Heating Services Layouts
 - o L18051-IN2-00-00-DR-M-1001 Rev C2 (Heating Services Layout - Ground Floor Level)
- Ventilation Services Layouts
 - o L18051-IN2-00-00-DR-M-2001 Rev C2 (Ventilation Services Layout - Ground Floor Level)
- Water Services Layouts
 - o L18051-IN2-00-00-DR-M-3001 Rev C2 (Water Services Layout - Ground Floor Level)
- Soils & Waste Services Layouts
 - o L18051-IN2-00-00-DR-M-4001 Rev C1 (Soils & Waste Services Layout - Ground Floor Level)
- Lighting Services Layout
 - o L18051-IN2-00-00-DR-E-1001 Rev C3 (Lighting Services Layout - Ground Floor Level)
- General Services Layout
 - o L18051-IN2-00-00-DR-E-2001 Rev C3 (General Services Layout - Ground Floor Level)
- Fire Alarm Services Layout
 - o L18051-IN2-00-00-DR-E-4001 Rev C3 (Fire Alarm Services Layout - Ground Floor Level)
- Cable Containment Services Layout
 - o L18051-IN2-00-00-DR-E-7001 Rev C3 (Cable Containment Services Layout - Ground Floor Level)
- Security & Access Control Services Layout
 - o L18051-IN2-00-00-DR-E-8001 Rev C3 (Security & Access Control Services Layout - Ground Floor Level)

- b. *All new surface treatments to walls, ceiling and floor within the former Appliance Bay, including new glazed doors;*

Please see;

- Proposed Unit 6 Plan (A) (Drawing BFS THA PR AL 107 Rev P1)
- Proposed Unit 6 Plan (B) (Drawing BFS THA PR AL 108 Rev P2)
- Joinery Types and Materiality sketches (file ref: THA_BFS_289_190424_UNIT 6 JOINERY_P2)
- Proposed Unit 6 Joinery – Plan (Drawing BFS THA PR SK 071 Rev P1)
- Proposed Unit 6 Joinery – Elevations (Drawing BFS THA PR SK 072 Rev P1)
- Proposed Unit 6 Joinery – Sections (Drawing BFS THA PR SK 073 Rev P1)
- Appliance Bay – Surface Treatments Rev P1 dated 22ns May 2019 (ref: 289_1_1_Appliance bay surface treatments)

- e. *All works affecting fire poles and fire pole cabinets, including creation of separation between different residential units.*

Please see;

- Fireman's pole floor detail (Drawing BFS THA PR AL 816 Rev P1)

We trust that the above and enclosed are sufficient for officers to validate and determine this application. However, should you have any questions or require any further information, please do not hesitate to contact me.

Yours Sincerely,



Mandip Singh Sahota

