

Application ref: 2019/0243/P
Contact: Rachel English
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Date: 27 September 2019

Development Management
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

West Hampstead Fire Station
325 West End Lane
London
NW6 1RS

Proposal: Installation of replacement windows, doors and guttering, new roof coverings and re-render to fireman's cottages. Placement of bollards in front of cottages.

Drawing Nos: 26849/BP001 - Rev A, 26849/SP001 - Rev A, 26849-01, 26849-02 - Rev AA, 26849/07 - Rev A, 26849/08 - Rev A, 26849-LANDPLAN-01, 26849-MRPLAN-01,

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

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 this permission.

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

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 26849/BP001 - Rev A, 26849/SP001 - Rev A, 26849-01, 26849-02 - Rev AA, 26849/07 - Rev A, 26849/08 - Rev A, 26849-LANDPLAN-01, 26849-MRPLAN-01.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for works to bring the Grade II listed Firemen's Cottages, at the rear of West Hampstead Fire Station (also Grade II listed), back into use. The four properties have been in a state of disrepair for many years and were put on the Heritage at Risk register in July 2019. It is proposed to remove the PVCu drain pipes and replace with cast iron guttering and downpipes. Also proposed is repairing/replacing of windows, doors and roof to match existing where possible. Originally the applicant proposed double glazed windows however following Officer advice, the proposals have been revised to include single glazing with secondary glazing which is more appropriate for the Grade II listed building. As there is a car park and forecourt in front of the site which serves those working at the fire station opposite, permission is sought to install metal bollards in front of the houses in order to protect the houses and provide a separation between the houses and the car park. The proposed changes would be relatively minor in appearance and would not harm the special interest of the listed building nor the character and appearance of the West End Green Conservation Area.

The proposed works would not give rise to any adverse amenity impacts.

The proposal was appropriately advertised in the press and by site notice. No objections have been received during consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Area Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).

- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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



Daniel Pope
Chief Planning Officer