

Application ref: 2019/0601/L  
Contact: Rachel English  
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Date: 27 September 2019

**Development Management**  
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Nexus Planning  
5th Floor Thames Tower  
Station Road  
Reading  
RG1 1LX

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

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

Proposal: Internal refurbishment and external alterations including installation of replacement windows, doors and guttering, new roof coverings and re-render to firemans 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, 26849-10, 26849-11, 26849-12, 26849-13-B, 26849-13-C, 26849-13-D, 26849-13-E, WHC-ACM-XX-XX-DR-SE-0001, WHC-ACM-XX-XX-DE-SE-0001  
Historic Building Condition Survey dated August 2019 (ref 18442A), Enclosure 7  
Method Statements, Photographic Condition Schedule, Letter from Stone Edge dated 8th November 2018, Aecom Structural Report

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: 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, 26849-10, 26849-11, 26849-12, 26849-13-B, 26849-13-C, 26849-13-D, 26849-13-E, WHC-ACM-XX-XX-DR-SE-0001, WHC-ACM-XX-XX-DE-SE-0001

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 Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools. Under no circumstances whatsoever are powered tools (for example, air-driven tools; electric angle grinders and so forth) to be used to cut back masonry joints prior to repointing.

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 Details 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) Samples and/or manufacturer's details of material to be used to carry out brickwork repairs
- b) Samples of the new lime based render coating shall be provided on site, with information detailing the proposed render mix and final surface texture (the colour of the proposed lime render coating to the base of the building is required to match the existing context which is white).
- c) Sample panels for patch repairs proposed to the roughcast concrete at first floors need to be provided at site.
- d) Samples provided on site of replacement roofing slates

All samples required to be provided on site 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.

- 6 The leaded strips to replicate glazing bar detail on windows will need to have a

minimum width of 8mm.

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 granted consent:

Listed Building Consent is sought for works to bring the Fireman's Cottages at the rear of the fire station back into use. The four Grade II listed terraced buildings have been in a state of disrepair for many years and were added to 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 would be 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. Further information has been requested by Officers to ensure that any limited historic fabric of significance will be retained and repaired if deemed necessary, and that the proposed internal refurbishment would be appropriate for the listed building whilst bringing the buildings back into use which will constitute a heritage benefit to the buildings, and in ensuring their future use. The submitted information now satisfactorily demonstrates that there would be no harm to the special interest of the listed building.

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.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 proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017 and policy 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 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.
- 4 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer