



NICHOLAS TAYLOR + ASSOCIATES
TOWN PLANNING CONSULTANTS

46 James Street, London W1U 1EZ
T. 020 7636 3961
E. info@ntaplanning.co.uk
W. www.ntaplanning.co.uk

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

Ref: 558

01 October 2019

Dear Mr Baxter,

FORMER BELSIZE PARK FIRE STATION, 36 LANCASTER GROVE, LONDON NW3 4PB
NON-MATERIAL AMENDMENT AND LBC
PLANNING PORTAL REFERENCE: PP-08192141 AND PP-08192252

Belsize Park Fire Station is a Grade II* listed building. Such buildings are important assets. The applicants, Vulcan Properties, recognises that they are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.

In that regard, in 2017, Vulcan Properties secured listed building and planning consents 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L, allowing the alteration and change of use of the former fire station to provide 18 self-contained residential units, including replacement single storey side extension to east elevation and erection of two single storey side extension to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking. The approved works retain the intrinsic character of former fire station and secures the listed building's long-term future and condition.

Those permissions have been subsequently amended, principally in regard to the layout of the individual flats approved - the latest permissions relate to application numbers 2019/0106/L and 2019/0147/L and 2019/0032/L. These consents are currently being implemented on site and are well underway, with completion due in the next couple of months.

During the course of construction, it was noted that roof repairs had been undertaken historically (within the last 15 years), with a new breather membrane found across the entire roof. Additionally, an existing opening was also found within the roof void by the contractor (as illustrated on drawing BFS THA PR AL 524 Rev P1).

The applicants have utilised that void to incorporate/ re-instate a conservation style rooflight. Given the orientation of the rooflight - into an internal courtyard) it will not be visible from any normal or public vantage point and its conservation-style design will ensure that the rooflight does not detract from the setting or the host.

The rooflight is not shown on any of the latest approved drawings, accordingly planning and listed building consents are now sought to regularise this omission.

We trust that the submitted documents are sufficient to register and validate this application, however, should you have any questions or require any further information, please get in touch.

Yours Sincerely,



Mandip Singh Sahota