

Application ref: 2018/2418/L
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Date: 5 December 2019

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

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

Proposal:

Internal refurbishment of existing flats (Units 13 and 14)

Drawing Nos:

BFS THA PR PA 100 P3 (general arrangement), surface treatments units 13 and 14, L18051-IN2-00-00-DR-M-4001 C1 (soil and waste), L18051-IN2-00-00-DR-M-3001 C1 (water), L18051-IN2-00-00-DR-M-2001 C1 (ventilation), L18051-IN2-00-00-DR-M-1001 C1 (heating), L18051-IN2-00-00-DR-E-8001 C2 (security), L18051-IN2-00-00-DR-E-7001 C2 (cable), L18051-IN2-00-00-DR-E-4001 C2 (fire alarms), L18051-IN2-00-00-DR-E-2001 C2 (electrical), historic items schedule p6, L18051-IN2-00-00-DR-E-1001 C2 (lighting)

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

BFS THA PR PA 100 P3 (general arrangement), surface treatments units 13 and 14, L18051-IN2-00-00-DR-M-4001 C1 (soil and waste), L18051-IN2-00-00-DR-M-3001 C1 (water), L18051-IN2-00-00-DR-M-2001 C1 (ventilation), L18051-IN2-00-00-DR-M-1001 C1 (heating), L18051-IN2-00-00-DR-E-8001 C2 (security), L18051-IN2-00-00-DR-E-7001 C2 (cable), L18051-IN2-00-00-DR-E-4001 C2 (fire alarms), L18051-IN2-00-00-DR-E-2001 C2 (electrical), historic items schedule p6, L18051-IN2-00-00-DR-E-1001 C2 (lighting)

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 The site is two units in the ground floor of the accommodation wing of a grade-II*-listed fire station that makes a positive contribution to the Belsize Park Conservation Area.

Notwithstanding the approved drawings, which encompass the entire ground floor, the area under discussion, and covered by this consent, is only units 13 and 14, two existing flats in the fire station's accommodation block.

The affected parts have long been in accommodation use and have been altered over time. The applicant proposes to refurbish them. Plan alterations are proposed that are a modest improvement on the current layout condition. A reasonable quantity of servicing is proposed, along with lighting that is appropriate to the age of the building.

Any works other than those specifically mentioned in the consented drawings are unauthorised. If further works are found to be needed, the permission of the council's conservation team must be obtained in writing, or further listed building consent may be required.

The proposed works will not harm the special interest of the grade-II*-listed building.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. A letter of flexible authority has been received from Historic England and ratified by the NPCU. The site's

planning history has been taken into account in making this decision.

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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 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.

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