

Mr Mandip Sahota  
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46 James Street  
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W1U 1EZ

Application Ref: **2019/5030/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

27 January 2020

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:  
**Former Belsize Fire Station**  
**36 Lancaster Grove**  
**London**  
**NW3 4PB**

Proposal: Installation of conservation rooflight on roofslope facing internal courtyard, as an amendment to planning permission ref 2019/0106/P dated 23/09/2019 (for Variation of condition 3 of planning permission dated 28/06/2017 ref 2016/0745/P for Part change of use of former fire station to provide 11 self-contained residential units including replacement 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).

Drawing Nos: Superseded plan- BFS-THA-PR-PA-140-P3.  
Proposed plan- (prefix BFS-THA-PR-) AL-525-P1, AL-524-P1; letter from NTA dated 1.10.19

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2019/0106/P shall be replaced with the following condition:



## REPLACEMENT CONDITION 2

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

BFS-THA-EX-AL-001-P2; (prefix BFS-THA-PR-SK-) 077 P4, 078 P3, 079 P3; (prefix BFS-THA-PR-) PA-010-P3, 080 P1, AL-090-P4, PA-100-P3, PA-110-P3, PA-120-P3, PA-300-P3, PA-310-P3, PA-320-P3, PA-330-P3, AL-200-P5, AL-400-P8, AL-340-P4, AL-410-P7, AL-411-P7, AL-620-P5, AL-621-P5, AL-622-P2, AL-623-P7, AL-624-P3, AL-640-P4, AL-810-P4; AL-525-P1, AL-524-P1; letter from NTA dated 1.10.19

001; 002H; 003D; 004J; 005H; 006E; 007A; 008B; 052F; 055; 056C; 060B; 061A; 062; 063C; 064B; 065; 066C; 067C; 068B; 069B; 070; 070A; 071; 072; 080A; 081B; 082A; 083A; 084; 100; 101; 102; 104; 105; 106A; 107; 108; 109; 110; 111; 112A; 113A; 201; 202A; 203; 204; 205; 206; 207; 208; 209; 210; 211; 212; 213; 214; 215; SK01-B; SK02-B; SK03-B; SK04-B; SK05-B; SK06-B.

Arboricultural Impact Assessment & Arboricultural Method Statement prepared by Challice Consulting dated 31st January 2016; Energy Statement prepared by XCO2 Energy dated May 2016; Sustainability Statement prepared by XCO2 Energy dated February 2016; Design & Access Statement prepared by Shaun Knight Architecture dated January 2016; Fire Strategy prepared by BB7 dated 2nd February 2016; Draft Construction Management Plan; Letter from Building Control Surveyor dated 29 January 2016; Heritage Statement prepared by DLG Architects dated January 2016; Planning Statement prepared by NTA Planning dated February 2016; Structural Assessment prepared by Hockley & Dawson Consulting Engineers; Surface Water Drainage Statement prepared by Dr Paul Garrad dated February 2016; Daylight and Sunlight and Overshadowing Statement prepared by Brooke Vincent + Partners dated February 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 28th July 2016; Daylight & Sunlight Addendum prepared by Brooke Vincent + Partners dated 12th August 2016; Basement Impact Assessment by Senan Pyne dated June 2019.

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

### Informative(s):

#### 1 Reasons for granting approval-

The rooflight is in a concealed position on a corner pitched roof facing an internal courtyard and is flush with the roofslope. Its size, design and location is modest and discreet and has minimal impact on the overall appearance of this listed building. It is not visible in the streetscene and has no impact on the conservation area or on neighbouring amenities.

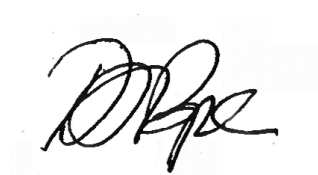
The full impact of the scheme has already been assessed by virtue of the previous planning permission ref 2019/0106/P dated 23/09/2019 and the associated Non-Material Amendment ref 2019/0031/P dated 01/07/2019. In the context of the permitted scheme, it is considered that the amendments would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor in the

context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission ref 2019/0106/P dated 23/09/2019 and is bound by all the conditions and obligations attached to that permission.

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.

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

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