

Application ref: 2020/1432/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 3 April 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Nicholas Taylor + Associates
46 James Street
London
W1U 1EZ
England

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

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

Proposal:

Details pursuant to condition 14(d) (panelling of former Billiards Room) of listed building consent ref. 2019/0147/L (dated 31/07/2019) for various minor internal and external alterations to all new approved flats, as amendments to listed building consent dated 04/07/2017 ref 2016/1128/L (for Demolition of existing side extension and replacement with 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 associated with change of use of former fire station to provide 11 self-contained residential units) and to listed building consent dated 04/07/2017 ref 2016/6119/L (for Internal alterations associated with the change of use of part of former fire station to provide 5 self-contained residential units and installation of cycle parking enclosure)

Drawing Nos: Image 14b (2) (door as installed), image 14b (1) (neighbouring door to copy), BFS THA PR AL 480 P1 (ele and sect), BFS THA PR AL 481 P1 (sects)

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

Condition(s) and Reason(s):

Informative(s):

- 1 The site is an Edwardian fire station, listed grade II* and making a positive contribution to the Belsize Park Conservation Area.

The applicant wishes, retrospectively, to discharge condition 14d of 2019/0147/L, which required a details of a proposed new door and doorway in a panelled room to ensure that they were identical to existing doors and doorways in the room. The applicant has supplied drawings and photographs showing that the work has been carried out to an appropriately high standard and the condition is discharged.

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

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.

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