

Application ref: 2022/5552/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Refused and Warning of Enforcement Action to be Taken

Address:

**Stables Building in the land to the rear of Hampstead Police Station
26 Rosslyn Hill
London
NW3 1PD**

Proposal:

Variation of condition 2 (approved plans) and removal of condition 7 (green roof) of planning permission ref 2022/0329/P granted on 01/03/2022 for 'Change of use and refurbishment of the Stables building and internal alterations to provide residential accommodation, alteration of the flat roof to provide skylights and adequate insulation, installation of solar PV panels, the opening of windows previously blocked on the side elevation and the installation of a rear dormer window at roof level', namely to include removal of original slates and replacement with grey slates, installation of solar slates on rear pitch, removal of green roof, relocation of roof lantern, addition of solar panels and relocation of Air Source Heat Pump (part retrospective).

Drawing Nos: 113-21 DM.01 (Rev 02), 113-21 DM.02 (Rev 02), 113-21 DM.03 (Rev 02), 113-21 DM.04 (Rev 02), 113-21 DM.01 (Rev 02), 113-21 PD.01 (Rev 01), 113-21 PD.02 (Rev 01), 113-21 PD.03 (Rev 01), 113-21 PD.04 (Rev 01), 113-21 PD.05 (Rev 01), 113-21 PD.06 (Rev 01), Location Plan and Cover Letter (Rev B)

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The replacement of original roof slates by new slates and solar slates, by virtue of the loss of original fabric and the inappropriate location, design and appearance of new slates and solar slates, would result in harm to the character and appearance of the host listed building and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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 2021.

ENFORCEMENT ACTION TO BE TAKEN

The Council has authorised the Planning Department to instruct the Borough Solicitor to issue an Enforcement Notice alleging breach of planning control.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer