

MRPP

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**PLANNING AND HERITAGE
STATEMENT**

26 ROSSLYN HILL

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1. INTRODUCTION

- 1.1 This Planning and Heritage Statement is submitted in support of an application for demolition behind the retained front façade of 26 Rosslyn Hill and the erection of a replacement three storey dwelling with accommodation in the roof.
- 1.2 The scheme proposes a five bed property designed to be accessible and which will include separate areas to facilitate home working. The scheme also reinstates a garden at the rear of the property to enhance the quality of accommodation provided on site.
- 1.3 The site is located on Rosslyn Hill close to the junction with Downshire Hill. It is located in the Hampstead Conservation Area, to the east of the former Hampstead Police Station (a Grade II listed building) and west of Nos. 22 and 24 Rosslyn Hill (a Grade II listed building). As such, this Planning Statement also incorporates a Heritage Statement to consider the impact of the proposal on these heritage assets.
- 1.4 The existing dwelling has remained vacant for some time and the opportunity has arisen to bring the property back into beneficial use, creating a family dwelling whilst also providing significant benefits through retaining the front façade, which positively contributes to the character and appearance of the Conservation Area, providing energy and sustainability improvements and also the provision of an accessible dwelling for future occupiers.
- 1.5 The following section provides further detail with respect of the site and surrounding area. Section 3 details the proposed development. Section 4 sets out the decision taking framework along with an appraisal of the scheme against relevant policies. Section 5 provides the Heritage Statement with matters then drawn together in the conclusions at Section 6.

2. SITE AND SURROUNDING AREA

- 2.1 The site is located at 26 Rosslyn Hill, Hampstead. It is less than 500m from Hampstead Underground Station and less than a 10-minute walk from Hampstead Heath. It is adjacent to Hampstead Town Centre which contains a variety of shops, services, cafes and restaurants. The closest bus stops to the site are within 150m, providing services toward Paddington and Golders Green and towards Kings Cross and Holborn.
- 2.2 The site comprises a Victorian building which is located to the east of the former Hampstead Police Station (a Grade II listed building). It is understood that the police station and No.26 have been vacant since 2013 when the site was then sold to the Department for Education.
- 2.3 To the east of No.26 is Nos.22 and 24 Rosslyn Hill (a Grade II listed building). According to its listing, this was originally a detached house which now comprises two residences. The property is set back from No.26 and there is significant tree planting and screening between the two sites, along with a high boundary wall reflecting the level differences between the two sites.
- 2.4 No.26 is accessed at the front of the property from Rosslyn Hill and access to the rear of the site is gained from Downshire Hill, through the car park at the rear of the former police station building.
- 2.5 The property is located within the Hampstead Conservation Area and is identified within the Conservation Area Statement as an unlisted building which makes a positive contribution to the Conservation Area. The surrounding area is predominantly residential.
- 2.6 No.26 was erected prior to the police station and stood alongside four other properties on Rosslyn Hill. These four properties were subsequently

demolished and the police station erected on the combined site of the previous properties and their gardens.

- 2.7 There have been a number of applications on the site of the former police station (not including No.26), more recently two applications relating to the change of use of the building to a school. The first application¹ for change of use to a school was refused in August 2016. The second application² was refused in December 2019 and dismissed at appeal³ in December 2020. Although No.26 did not form part of the appeal site the Inspector described it as *“Adjoining the police station building is a Victorian house, 26 Rosslyn Hill, formerly used as living accommodation by the police.”*⁴.
- 2.8 The main issues of the appeal scheme related to the sustainability of the development with the Inspector confirming that the premises would be easily accessible by sustainable modes of travel; air quality - with the Inspector confirming that any increase in local air pollution would be negligible; neighbour amenity in terms of an intrusive impact for local occupiers arising from the play area associated with the school; and impact on the listed building arising from internal alterations to its structure and layout.
- 2.9 Planning permission has recently been granted for the former stables building located to the rear of the former police station. The application comprised the *‘Change of use and refurbishment of the Stables building and internal alterations to provide residential accommodation’*⁵. The Delegated Report (Members Briefing) for the application confirms that housing is Camden’s priority land use. It also acknowledges that the former stable building has been disused and empty for quite a while and is in a poor state of repair confirming

¹ Application ref. 2016/1590/P

² Application ref. 2019/2375/P

³ Appeal ref. APP/X5210/W/20/3248002

⁴ Paragraph 5 of Appeal ref. APP/X5210/W/20/3248002

⁵ Application ref. 2022/0329/P

there is no objection in principle to the wholesale redesign of the interior as a residential unit. The Report concludes that *“Bringing back the existing derelict building into use and its use for residential purposes are strongly welcomed”*.

- 2.10 This current application builds upon the planning history of the site and the surrounding buildings to provide a family dwelling that will positively contribute to the Conservation Area and respect its relationship with the neighbouring listed buildings.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal comprises demolition behind the retained façade of 26 Rosslyn Hill and the erection of a replacement three storey dwelling with accommodation in the roof, together with the reinstatement of the rear garden and associated works.
- 3.2 The scheme has been designed to maintain, where possible the existing arrangement at the front of the property, this includes retaining the front façade and also the front garden arrangement.
- 3.3 The scheme also provides an accessible ramp up to the new side entrance to the property through a new portico. This element forms part of the scheme's design to provide a Building Regulation Part M4(2) compliant property. This is in contrast to the existing property which does not provide any opportunity for accessibility due to the difference in levels across the property and wider site. A garden area is also reinstated at the rear of the property to provide amenity space to future residents. This garden will be suitably enclosed to ensure the privacy of the future residents is maintained.
- 3.4 The proposal has been designed to maintain the existing features at the front of the property through the retention of the front façade. Some minor amendments are however proposed including the lowering of the window sills on the lower ground floor level to provide increased floor to ceiling heights. A modest increase to the ridge height is also proposed, again to increase floor to ceiling heights to provide accommodation in the roof, whilst three conservation roof lights are proposed. These amendments result in a more proportioned front façade but ensure the property nonetheless remains subservient to the police station.
- 3.5 The new rear part of the property (behind the front façade) has been designed to achieve a modern family home which is fully accessible and provides

separate spaces to enable home working. The rear of the property has been designed to incorporate traditional elements including a bay window and traditional windows with mullions, particularly on the upper floors. Terraces are also proposed at the rear of the property to provide additional amenity space.

- 3.6 Due to the change in levels across the site, the lower ground floor level is not readily visible from the front of the property but does manifest at the rear. This is not however readily visible from the rear of the former police station due to the boundary wall enclosure around the rear garden of the proposal.
- 3.7 The rear and sides of the property have been designed to reflect the materials of the existing building i.e. London Stock, whilst the front façade is retained, the new entrance archway to the side has been designed to match the red brick utilised on the front of the property and the chimneys.
- 3.8 The replacement property accommodates five bedrooms with reception room, family room, kitchen dining area, drawing room, office and utility along with accessible rooms including a bedroom and bathroom. The staircase has also been designed so that a passenger lift could be accommodated that would make the whole property accessible for wheelchair users. Storage is also incorporated within the proposal including a bin and bike store at the front of the property, which can be accessed from the front garden.
- 3.9 Refuse and recycling bins will be located in the store at the front of the property. On collection day, they will be taken from the store, up the ramp through the front garden and placed by the double gates at the front boundary. These gates will be left open, on the relevant collection day, so as to allow the bins to be collected but avoid having to locate these on the pavement causing possible obstructions to pedestrians.
- 3.10 Further details on the design of the proposal are located within the submitted Design and Access Statement.

4. APPRAISAL

- 4.1 The Development Plan comprises the adopted Local Plan (July 2017) along with the London Plan (2021) and the Hampstead Neighbourhood Plan (October 2018). Also of relevance is Camden Planning Guidance on 'Energy Efficiency and Adaption (January 2021). It is also relevant to consider National Policy as set out within in the National Planning Policy Framework (NPPF) particularly in terms of the consideration of heritage assets.
- 4.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.3 Paragraph 11 of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay.

Principle of Development

- 4.4 The application comprises the retention of the front façade and the demolition of the existing property behind the façade to facilitate the erection of a replacement three storey dwelling with accommodation in the roof.
- 4.5 The scheme does not propose total demolition as it is recognised that the property is one which, whilst not listed, does positively contribute to the character and appearance of the Conservation Area. As such, the scheme includes the retention of the front façade which is the element of the property which positively contributes to the Conservation Area, further detail is set out in Section 5.
- 4.6 It is acknowledged however that policy resists the total or substantial demolition of buildings which make a positive contribution to a Conservation Area unless

circumstances are shown that outweigh the case for retention. In this situation the front façade is retained but there is nonetheless demolition at the rear.

- 4.7 In considering the options for redevelopment on the site, the option to refurbish the property and extend it were considered. However, due to the topography of the site, the existing property has been constructed over split levels which has led to a disorganised and inaccessible layout. Therefore, in order to retrofit the property to include consistent levels across each floor, this would necessitate the removal of all the internal structure of the building to achieve level access and floorplates across the whole building. Any change at the roof level to facilitate a change to provide additional accommodation and increase floor to ceiling heights would also require its removal and replacement. In making any improvements to the property substantial demolition is therefore required.
- 4.8 Furthermore, the demolition of the property has also been considered in terms of sustainability. The existing building fabric is of traditional construction with the main structure composed of uninsulated walls whilst the ground floor is uninsulated and lacks a floor void for ventilation. The flank walls of the building have very poor U-values and thus would require considerable amounts of retrofit to improve the insulation performance of the walls as existing. The decision has therefore been taken to remove the flank walls so that they can be replaced with higher performing walls which will improve the building's overall sustainability and energy performance.
- 4.9 The opportunity to rebuild the property behind the front façade offers numerous energy and sustainability benefits with the property assessed against the standards of a new build. Further detail is set out within the Design and Access Statement, Energy and Sustainability Statement and Whole Life Carbon Assessment (as summarised below). These elements clearly demonstrate the benefits of a new build which outweigh the case for retention, particularly

bearing in mind that the existing property, with its numerous split levels and disorganised layout, has remained vacant for a number of years.

- 4.10 The provision of a high quality, well-designed, accessible and sustainable residential property on the site ensures that the Council's aims of delivering growth in line with Policy G1 are met. The Policy is supportive of development that makes the best use of sites *"taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site"*. The proposal brings a vacant building back into beneficial use through the provision of an accessible family dwelling on the site which is respectful of its site and surroundings (in accordance with Policy H6 'Housing choice and mix'). The proposal also ensures that residential development is retained on the site and that the vacant building is not developed for alternative uses, in line with Policy H1 'Maximising housing supply'.
- 4.11 As noted above, the dwelling has been designed so that it meets Building Regulations M4(2) standard for accessible and adaptable dwellings, with sufficient space provided so as to allow a passenger lift to be installed in future. The proposal thus meets Policy C1 'Health and wellbeing' and Policy C6 'Access for all', providing a high quality and accessible development which encapsulates inclusive design so that it can be *"used safely, easily and with dignity by all"*.

Design

- 4.12 The proposal has been developed to provide a high quality family dwelling in line with Policy D1 'Design', meeting all relevant criteria. Given the site's location within the Conservation Area and adjacent to the Grade II listed former police station, careful consideration has been given to the design and finish of the property to ensure that it preserves and enhances these heritage assets. The scheme thus includes the retention of the front façade to ensure that the

property continues to make a positive contribution to the Conservation Area in accordance with Policy DH1 of the Neighbourhood Plan.

- 4.13 Whilst some minor amendments are proposed to this front elevation, these are not considered to negatively impact upon the positive contribution that the property makes to the Conservation Area. The slight increase to the ridge height achieves a more proportioned building which still nonetheless is subservient to the much larger former police station building.
- 4.14 To the rear, the elevation closest to the listed building extends only 2.5m further than the existing building at the lower ground level and 3.5m at upper ground levels. This is not considered to represent significant additions when compared to the extent of the existing building in this part of the site whilst the proposal does not extend further than the flank wall of the police station.
- 4.15 The application is also supported by a Structural Report which provides relevant details on how the front façade will be supported during the demolition and construction phase and incorporated with the new build elements.
- 4.16 Further detail on the design of the proposal is set out within the submitted Design and Access Statement and further detail on the design in relation to heritage considerations is set out in Section 5.

Amenity

- 4.17 The scheme has been designed so that it protects the amenity of both existing neighbouring buildings and also its future occupiers, taking into account the requirements of Policy A1 'Managing the impact of development' of the Local Plan and Policy DH1 of the Neighbourhood Plan, protecting the amenity and privacy of neighbouring properties.
- 4.18 To the east of the property is Nos. 22 and 24 Rosslyn Hill which is set back from the road by approximately 23m and is circa 10m away from the proposal.

Notwithstanding the levels difference between the sites (with Nos. 22 and 24 sitting at a much lower level than No.26) the proposal has been designed to protect the amenity of residents of both properties through the inclusion of privacy screens and an obscured window on the south elevation serving the dressing room to the main bedroom. Nonetheless there is significant tree and vegetation along the boundaries of the two properties which provides effective screening.

- 4.19 To the west of the property is the Grade II listed former police station. Whilst there are no current submitted plans in place for the redevelopment of this building, it is understood that there are intentions to bring it forward for commercial purposes. The proposal has therefore been designed to ensure that there are no windows included on this elevation and all terraces adjacent to the police station are enclosed with privacy screens. The garden at the rear of the site is also enclosed with a circa 3m high wall to protect the privacy of future occupiers.
- 4.20 The application is also supported by a draft Construction Management Plan (CMP), the final version to be submitted for approval in due course once the permission is issued and further construction details available. The CMP will ensure that any noise or disturbance arising from the construction of the development, including the demolition stage, will be minimised to protect the amenity of the neighbouring residents. The CMP will also consider dust as part of its assessment in accordance with Policy CC4 'Air quality' to minimise and mitigate, where necessary, the risk of dust arising from the demolition and construction phase.
- 4.21 In terms of future occupiers of the property, the scheme has been designed so it reinstates a garden at the rear of the property and also provides additional amenity space in the form of terraces at the rear. Currently the property only provides a front garden. The provision included within the proposed

development therefore provides a significant enhancement over this existing situation. This in turn also contributes to the enhancement of biodiversity on the site (in accordance with Policy A3 'Biodiversity' of the Local Plan and Policy NE4 of the Neighbourhood Plan) as the provision of a rear garden increases the amount of green space and planting on the site.

- 4.22 A Noise Assessment has also been submitted with the application to ensure that the energy and sustainability features to be installed (see below) will not have a detrimental impact on residents (either neighbouring or future occupiers).
- 4.23 Further detail on amenity is set out within the submitted Design and Access Statement. Overall, the proposal has been designed to avoid any harmful effects on the amenity of existing and future occupiers and nearby properties.

Trees

- 4.24 The application is supported by an Arboricultural Impact Assessment which considers the existing tree on the site and those neighbouring the site. No trees are proposed to be removed as part of the development, in line with Policy A3 'Biodiversity'. The submitted Assessment identifies a mature Category A Oak tree at the front of the property and a number of other Category B and C trees off site.
- 4.25 As the proposal retains the existing front garden arrangement as far as possible the implications of any development impacting the Oak tree are minimised whilst precautions during the construction phase, including tree protection fencing, will be put in place to ensure the tree is protected during construction.
- 4.26 In terms of the pollarded lime trees along the boundary with Nos. 22 and 24, it is anticipated that some pruning will be required to these trees to facilitate scaffolding for the construction of the property. Similarly, it is also identified that

some pruning may be required to the London Plane again along the boundary of the site, at the rear. The trees will not however otherwise be impacted by the proposed development.

- 4.27 The proposal therefore ensures that all existing trees are retained and the provision of the Tree Protection Plan and Arboricultural Impact Assessment ensures that all will be satisfactorily protected during the demolition and construction phase of development in accordance with Policy NE2 of the Neighbourhood Plan.

Energy and Sustainability

- 4.28 The proposal is supported by an Energy and Sustainability Statement which demonstrates how the proposal minimises the effects of climate change in line with Policy CC1 'Climate change mitigation', how appropriate climate change adoption measures have been incorporated in line with Policy CC2 'Adapting to climate change' and how water efficiency measures are included within the proposal in accordance with Policy CC3 'Water and flooding'. The scheme incorporates photovoltaics and an air source heat pump. In line with Policy CC2 the scheme also incorporates the use of the permeable materials in the front and rear garden.
- 4.29 The Energy and Sustainability Statement demonstrates how the proposed development will secure a 60% reduction in carbon emissions when compared to the building regulations baseline with a 70.7% carbon emissions offset from low/zero carbon technologies. The scheme therefore achieves reductions in excess of Local Plan and London Plan targets (20% from low/zero carbon technologies and 50% offset overall).
- 4.30 A Whole Life Carbon Assessment (WLCA) has also been undertaken. This demonstrates the difference in cradle to grave emissions between the new proposed development and the upgraded, notional, existing building is 13.30

tonnes. The outcome of the WLCA demonstrates that the proposed option to provide a replacement property on site is a more carbon sensitive approach in the longer term. This work further supports the proposed demolition, in addition to those considerations set out above, which outweighs the case for retention bearing in mind the opportunities for carbon reduction that can be achieved only with a replacement property.

- 4.31 As part of the energy and sustainability work a Thermal Comfort Assessment has been undertaken which considers overheating. This identifies a number of rooms at the property which are at risk of overheating (particularly due to the orientation of the building) and whilst measures have been proposed in line with the cooling hierarchy these are insufficient to pass the assessment and active cooling is therefore required. Details of the efficiency of the system proposed are set out within the Energy and Sustainability Statement.
- 4.32 In accordance with Policy CC5 'Waste', the scheme incorporates a separate storage facility for the collection of waste and recycling. This is located at the front of the property within the service entrance, underneath the access ramp. As set out above, bins will be taken from the store, up the ramp through the front garden and placed by the double gates on collection day avoiding the need to locate the bins on the pavement.
- 4.33 The site has a Public Transport Accessibility level of 4. Secure cycle storage is provided in a covered storage facility at the front of the property within the service entrance, underneath the access ramp, in accordance with Policy T1 'Prioritising walking, cycling and public transport' of the Local Plan and Policy TT4 of the Neighbourhood Plan.

Summary

- 4.34 The above demonstrates the acceptability of the proposal confirming compliance with relevant policy considerations. The following section thus

reviews the proposal against heritage considerations bearing in mind the site's location within the Hampstead Conservation Area and adjacent to the Grade II listed former police station.

5. HERITAGE STATEMENT

- 5.1 The site of 26 Rosslyn Hill is located within the Hampstead Conservation Area (Sub-Area 1). The existing building is identified as making a positive contribution to the Conservation Area. The property is also adjacent to the Grade II listed former Hampstead Police Station. Nos. 22 and 24 Rosslyn Hill, which is also Grade II listed, is located to east of the site, set well back from the street.
- 5.2 Before reviewing relevant local planning policy, it is acknowledged that, pursuant to the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a statutory responsibility to pay special attention to preserving or enhancing the character or appearance of Conservation Areas within their jurisdiction and also the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. This is a separate statutory duty which local planning authorities must adhere to in addition to policy requirements.
- 5.3 Policy D2 of the Local Plan confirms that the Council will *“preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings.”* This includes *“both conservation areas and listed buildings”*. The policy goes on to state that development will not be permitted if it results in less than substantial harm to the significance of a designated heritage asset unless the public benefits outweigh that harm. This policy mirrors that set out at paragraph 202 of the Framework.
- 5.4 In terms of conservation areas, Policy D2 states that development within Conservation Areas is required to preserve or, where possible, enhance the character or appearance of that area. With respect of listed buildings, the policy states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting.

5.5 In light of these policy considerations, the following paragraphs assess the current proposal against these requirements confirming that the development will, as a minimum, preserve the character and appearance of the Conservation Area and will not lead to any harm to identified heritage assets.

Hampstead Conservation Area

5.6 The boundary between two Conservation Areas, Hampstead and Fitzjohns / Netherhall, runs down the middle of Rosslyn Hill. The application site is located on the northern side within the Hampstead Conservation Area.

5.7 The Hampstead Conservation Area, including North End, The Elms, Vale of Health and Downshire Hill, was designated on 29th January 1968. At that point it was known as the Hampstead Village Conservation Area, on the grounds that its street plan and character reflected the topography and historical development of the old village of Hampstead. There were alterations to the boundary in October 1977, April 1978, June 1980, June 1985, February 1988 and November 1991, taking in areas characterised more by subsequent development, as a result of which the name was changed to simply the Hampstead Conservation Area. The Conservation Area Statement cites *‘the contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas... with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions’* as *‘one of its major characteristics’*. The Hampstead Conservation Area is divided into eight sub areas, as follows:

1. Heath Street / High Street;
2. Christ Church /Well Walk;
3. Willoughby Road / Downshire Hill;
4. Church Row/Hampstead Grove;
5. Frogna;
6. Branch Hill / Oak Hill;

7. Whitestone Pond;

8. Outlying Areas (North End, Vale of Health, The Elms).

- 5.8 26 Rosslyn Hill lies at the far end of Sub-Area 1, Heath Street / High Street, which at this point it is only one building deep and is encompassed on all sides to the northeast by the Willoughby Road / Downshire Hill sub-area.

Fitzjohns / Netherhall Conservation Area

- 5.9 The Fitzjohns and Netherhall Conservation Area, lying directly opposite the site, was first designated on 1st March 1983, with extensions in 1988, 1991 and 2001. The last of these alterations to the boundary took in the western side of Rosslyn Hill from the Hampstead Conservation Area. The character of this area was largely determined by the carefully controlled speculative development that took place after the corresponding part of the Sir John Maryon Wilson's estate was opened up for development from 1876 onwards by his son, Spencer, who laid out Fitzjohns Avenue, linking Hampstead Village to Finchley Road at Swiss Cottage. The urban grain of this area is formed of large private houses in a wide variety of architectural styles, generally built of red brick and detailed to a high standard, with large gardens to the rear and located on broad, tree-lined streets.

26 Rosslyn Hill

- 5.10 26 Rosslyn Hill is a Victorian residence and dates from the later Victorian phase of residential development along Rosslyn Hill. It pre-dates the adjoining police station and may have been part of the same development as the houses that were cleared to make way for the police station over 100 years ago.
- 5.11 The property stands at a lower level than street level and is set back some distance from the street line to allow for a spacious front garden. The three-storeyed street front is symmetrically composed with two-storey bay windows flanking the main entrance, which is sheltered by a brick-built porch. The roof

is tiled but the wall surface is rendered. Whether this treatment is original is unclear. The exposed brickwork on the porch and bay windows is finished to a high standard with good quality cut and rubbed detail typical of higher specification residential development of the time. The rear elevation, which originally overlooked a back garden before it was replaced by car parking, is finished more simply with stock brick walling and no decorative effects.

- 5.12 No.26 is identified in the Hampstead Conservation Area Statement as a building which makes a positive contribution.

Former Hampstead Police Station

- 5.13 The former Hampstead Police Station is Grade II listed and consists of a four-storey block (the top floor is mostly within the roof) with a ten-bay frontage running along Rosslyn Hill. A prominent 'return wing' extends backwards along Downshire Hill, the rear part of which houses the former magistrate's court. Across the narrow back yard from this is the 'rear wing', flat-roofed and much more utilitarian in character, which housed the police cells, kitchen, lavatories, etc. To the north-east of the building is the rear yard, irregular in shape, with the two-storey stable building side-on at the far end, and a much-altered flat-roofed garage structure at right-angles to it. The rest of the rear of the site is dedicated to car parking.
- 5.14 The street elevations have undergone only minimal changes since the building was completed. It was solely on the strength of these elevations and associated subsidiary features, such as the railings, that the station was listed: the list description states explicitly that the interior was not inspected during the designation process, nor does it make any mention of the rear elevations.
- 5.15 Alterations over time have led to the gradual erosion of historic character in much of the building. However, the nature of the building was such that the

special interest of these areas was always limited, and they were designed to be practical rather than particularly attractive spaces.

22 and 24 Rosslyn Hill

- 5.16 Nos. 22 and 24 Rosslyn Hill was listed Grade II in 1950. The property was originally built as a detached house in the mid 18th Century and rebuilt in the mid 19th Century. The listing description describes the building as multi-coloured stock brick with bands at floor levels, with a tiled hipped roof, central slab chimney stack and a modillion eaves cornice. The main south-west frontage of No.22 is three storeys, plus a basement, five windows across, with a central entrance with carved console-bracketed hood, panelled door and patterned overlight. The left hand south-east return comprises six windows, which now form part of No.24; with a ground floor bowed bay, gauged red brick flat arches to sashes, and a rear extension that was added later in the 19th Century.
- 5.17 The main south-east frontage of No.24 is formed from two windows of the left hand return from No.22. At ground floor, there is a bowed bay matching No.22, all in similar style. The entrance is within a recessed 1914 extension, with a gauged red brick segmental arch with keystone and a recessed part-glazed panelled door with overlight approached by steps.

Impact Assessment

- 5.18 The proposals may have an impact on the character and appearance of the Hampstead Conservation Area (Sub-Area 1: Heath Street / High Street) and the settings of nearby Grade II listed buildings, therefore, a heritage impact assessment must be undertaken.
- 5.19 For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets,

established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance will be deemed positive. However, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed negative. If the proposals preserve the heritage values, then the impact will be deemed neutral.

- 5.20 The existing building has been identified as making a positive contribution to the character and appearance of the Conservation Area. This primarily stems from its front elevation which has been finished to a high standard with good quality materials. The rear elevation is more simple, where the original back garden has been replaced with hardstanding for car parking and is a negative feature. The inside of the building is also much altered with many split levels and awkward plan form, which are not accessible by today's standards, and in complete need of reconstruction.
- 5.21 By retaining the positive contribution of the front façade, the demolition of the existing building behind will not constitute harm to the character and appearance of the Heath Street / High Street Sub-Area and particularly not the Conservation Area as a whole, if a replacement building is provided which is of higher architectural quality, provides other heritage benefits and is more sustainable than the existing.
- 5.22 The proposed scheme preserves and enhances the character and appearance of the Conservation Area by:
- i) returning a long-term vacant property back to a family dwelling, which is the original and most appropriate use of the building;
 - ii) replacing the rear part of the existing property with a building of higher architectural quality than the simple existing rear façade;

- iii) reinstating a residential curtilage, which was lost when the garden was replaced with car parking, which is considered a significant heritage benefit; and
- iv) delivering a new building behind the retained front facade that is more sustainable than refurbishing and extending the existing.

5.23 In terms of townscape visual impact the following views of the proposed development have been assessed:

Baseline View 1 – Rosslyn Hill looking North-West



This view is taken from Rosslyn Hill looking north-west towards the application site. This view is mostly experienced kinetically by pedestrians and local traffic. It is located within the Conservation Area with the Grade II listed former Hampstead Police Station dominating the view and No.26 much smaller in scale, set back from the street. The Grade II listed Nos. 22 and 24 cannot be seen, appreciated or understood in this view because of the density of the planting to the front of that site. Out of winter No.26 would

barely be visible in this view due to the significant tree planting in the front garden and along the boundary with Nos. 22 and 24.

Proposed View 1 – Rosslyn Hill looking North-West



The view following the redevelopment behind the retained front façade can be seen above. The change to the view is minimal with the most noticeable difference the replacement of the boarded up windows on the first floor. The roof ridge line appears slightly higher, providing a more in scale top to the building than the existing rather squat roof which is out of proportion with the rest of the building. Sensitive conservation roof lights can be seen within the roof. At this oblique angle a small addition to the flank wall and extended roof profile is visible and terminated appropriately with an additional chimney which adds to the existing character of the building. As with the baseline view, out of winter No.26 would barely be visible in this view due to the significant tree planting around the front and side of the site.

Baseline View 2 – Rosslyn Hill looking North-East



This view is taken from Rosslyn Hill looking north-east and can be see above. The Grade II listed former Hampstead Police Station site is in the foreground of the view with No.26 set back from the station’s front building line. In this view the lower ground floor and the majority of the ground floor is not visible. Only the tops of the ground floor bay windows, the existing roof and a single chimney can be seen. The Grade II listed Nos. 22 and 24 is just visible in the background, however, it is not possible to understand it’s appearance as it is set so far behind No.26. Out of winter the majority of No.26 would not be visible in this view due to the significant oak tree in the front garden and existing vegetation along the boundary edge adjacent to the station.

Proposed View 2 – Rosslyn Hill looking North-East



The view following completion of the scheme can be seen above. The change to the view is minimal with the proposal remaining understated and preserving the setting of the listed former police station. As in the previous view, the most noticeable difference is the replacement of the boarded up windows on the first floor. The roof ridge line appears slightly higher, providing a more in scale top to the building than the existing rather squat roof which is out of proportion with the rest of the building. Sensitive conservation roof lights can be seen within the roof. The proposed portico to the side of the house, designed in keeping with the retained traditional facade, is just visible, providing the new accessible side entrance to the property. As with the baseline view, out of winter the majority of No.26 would not be visible in this view due to the significant oak tree in the front garden and existing vegetation along the boundary edge adjacent to the station.

Baseline and Proposed View 3 – Downshire Hill looking South-East



This view is taken from Downshire Hill looking south-east. The view is towards the entrance gate to the rear car park of the former Hampstead Police Station. No.26 is located at the far end of the car park behind the buildings visible in this view. The proposed dwelling will also sit behind the former police station out of view. The boundary wall to the rear garden of the proposed scheme does extend out beyond the rear building line of the former police station at lower ground / ground floor level but is situated in the far distance below and behind the entrance gate. This view is therefore not affected by the proposed development.

Conclusion

- 5.24 In conclusion, there will be little, if any, impact on the character and quality of the townscape of Rosslyn Hill, particularly as the landscaping within the front garden will also be retained and enhanced. The proposed building will continue to contribute to the architectural variety of the street whilst also preserving the character and appearance of the Heath Street / High Street Sub-Area.
- 5.25 The rear elevation has been designed in a traditional idiom, presenting a more coherent and architecturally literate form and appearance than the existing building. The increase in depth is considerate to its relationship with its neighbours where there is no established building line or urban grain. The building will appear subservient in the streetscape settings of the Grade II listed former Hampstead Police Station and Nos. 22 and 24 Rosslyn Hill, and the increase in depth will be imperceptible in views from Rosslyn Hill and Downshire Hill.
- 5.26 Overall, the proposals are considered to have a **neutral to positive** impact on the character and appearance of the Hampstead Conservation Area (the Heath Street / High Street Sub-Area), and on the settings of nearby statutorily listed buildings, in particular the former Hampstead Police Station and Nos. 22 and 24 Rosslyn Hill.
- 5.27 The traditional and contextual design, detailing and materiality of the proposed replacement building, behind the retained front façade, are considered to sustain the character and appearance of the Conservation Area and the significance and settings of other nearby heritage assets. Whilst there will be virtually no discernible material change in limited views from the street, the proposals offer the opportunity for enhancement by reinstating a residential curtilage for the property, restoring a long term vacant family dwelling, enhancing the front façade with replacement traditional windows, the provision of a more architecturally literate rear elevation and delivering a more

sustainable building than refurbishing and extending the existing. The proposals are considered therefore to cause no harm to the significance of any heritage assets.

- 5.28 The proposed replacement building is considered to respond positively to its location on Rosslyn Hill and the wider townscape context of the Heath Street / High Street Sub-Area. The proposal would sustain and enhance an appreciation and understanding of the character and appearance of the Conservation Area and the settings of nearby heritage assets by preserving those elements that have been identified as contributing positively to its special interest. It is therefore concluded that the proposed development satisfies the relevant clauses of the NPPF and Policy D2 of the Local Plan. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

6. CONCLUSION

- 6.1 This Planning and Heritage Statement is submitted in support of an application to retain the front façade of the property at no. 26 Rosslyn Hill, incorporating some minor alterations, along with the demolition of the rear of the property and the erection of a replacement three storey dwelling with accommodation in the roof.
- 6.2 The proposal will secure beneficial improvements to the property, bringing it back into use as a modern, accessible, family dwelling. The proposal will positively contribute to the Conservation Area, will secure significant sustainability benefits over a notional refurbishment and extension of the existing property and has been sensitively designed so that it will not adversely impact on neighbouring properties.
- 6.3 The proposal thus ensures that it preserves and enhances relevant heritage assets including the adjacent Grade II listed former police station. Furthermore, it also ensures the refurbishment of the property at No.26 which has been neglected, bringing the property back into beneficial use providing a modern family home. The proposal also provides a rear garden area to the property, reinstating a residential curtilage of the original house, providing a further heritage benefit.
- 6.4 The proposal has been designed to take into account existing neighbour relationships and levels between plots and thus ensures the privacy and amenity of future occupiers and neighbouring properties. The supporting material also demonstrates the sustainability benefits of the scheme in terms of a reduction in carbon emissions.
- 6.5 The proposal as such complies with relevant policies in both the Local Plan and Neighbourhood Plan. Planning permission should therefore be granted.