

Statement of Appeal:

Decision Notice for Refusal of Planning Permission and Listed Buildings Consent (2022/5552/P and 2023/0920/L).

Submitted by Todd Berman for the property The Police Stables, 26 Rosslyn Hill, London NW3 1PD.

I am writing on my own behalf to appeal against the refusal to grant planning permission and listed buildings consent for my property, a Grade II listed building at the bottom of the parking area of the Hampstead Police Station. The refusal specifically relates to an application to add solar slate tiles to the roof of the property.

I am attaching a detailed letter written to David Fowler, Deputy Director at Camden Planning, which outlines in detail the grounds for my appeal and also helpfully provides a detailed overview of the facts and background of the situation. This letter was the basis for my ongoing attempts to reach a compromise with Camden Planning which ended yesterday: The Council offered to let me put Westmoreland slates back on the roof sloping away from the site and then add mounted PV solar panels, a frankly strange and unacceptable proposal.

I appeal against the Council's decision as it undermines a host of legal and planning regulations included in the NPPF, the London Plan, the Camden Plan and the Hampstead Neighbourhood Plan with respect to sustainability, energy efficiency and environmental protection. It is also contrary to commitments made by our Government as part of the COP process and other international agreements designed to fight climate change.

I am a passionate supporter of the heritage and legacy of this site and this area but believe the public good involved in creating an A EPC rated building from a derelict site outweighs the "less than substantial harm" caused by the change from Westmoreland to Welsh slate tiles and the addition of solar slates to the sloped roof which faces away from the Hampstead Police Station site. The only property which can see the roof in question is 3 Hampstead Hill Gardens, the owner of which has provided (attached) a letter strongly supporting the solar slate roof tiles.

I appeal to the Planning Inspectorate to overturn the planning and listed buildings refusals on the grounds of common sense as well as the multitude of planning rules which can be cited in support of my appeal.

Please do not hesitate to contact me directly if you have any questions or need additional information. A site visit would be most welcome.

Thank you for your consideration.