

Application ref: 2023/2758/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Hampstead Police Station
26 Rosslyn Hill
London
Camden
NW3 1PD

Proposal:

Internal alterations, re-arrangement of pv panels and roof lights on rear addition and relocation of air source heat pump

Drawing Nos: PD.01 Rev 1 11/05/23 Floor Plans, PD.02 Rev 1 11/05/23 Floor Plans, PD.03 Rev 1 11/05/23 Elevations & Sections, PD.04 Rev 1 11/05/23 Elevations & Sections, PD.05 Rev 1 11/05/23 Elevations & Sections, PD.06 Rev 1 11/05/23 Elevations & Sections

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PD.01 Rev 1 11/05/23 Floor Plans, PD.02 Rev 1 11/05/23 Floor Plans, PD.03 Rev 1 11/05/23 Elevations & Sections, PD.04 Rev 1 11/05/23 Elevations & Sections, PD.05 Rev 1 11/05/23 Elevations & Sections, PD.06 Rev 1 11/05/23 Elevations & Sections

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 In terms of design, the removal of the proposed green roof on the rear outrigger is proposed to be omitted from the scheme. This was previously listed as a benefit of the scheme along with other sustainable technologies and features. Whilst the feature is being removed, it allows the introduction of more solar panels which was also listed as a benefit of the original scheme.

On balance, this removal of the green roof element is considered acceptable in heritage terms. The relocation of the Air Source Heat Pump (ASHP) is also a minor change and will not impact upon the character and appearance of the building.

This removal of the green roof means that it allows for the changes including the new roof light, relocation of roof lanterns and new solar panels to occur which is acceptable.

In terms of the internal works, only small changes are occurring within the context of the scheme. On the ground floor the non-original partition walls are being altered and on the first floor there is also some internal reconfiguration occurring. As retaining the internal nature has little benefit and has not changed significantly since the approval, these changes are considered acceptable.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. A Deed of Variation will be required to the previous S106 legal agreement attached to the previous permission.

As such, the proposed development is in general accordance with policy and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer