

PD13995/TM/LS/TP

Email:

[tim.miles@montagu-evans.co.uk](mailto:tim.miles@montagu-evans.co.uk)

[tom.pembererton@montagu-evans.co.uk](mailto:tom.pembererton@montagu-evans.co.uk)

70 St Mary Axe,

London,

EC3A 8BE

Ewan Campbell  
Planning Department  
London Borough of Council  
5 Pancras Square  
London  
N1C 4AG

15/03/2024

Via Planning Portal Ref. PP-12867714

Dear Ewan,

**FORMER HAMPSTEAD POLICE STATION, ROSSLYN HILL, LONDON NW3 1PD**

**TOWN AND COUNTRY PLANNING ACT 1990**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**APPLICATION FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our client, Rostrack Limited ('the Applicant'), we hereby submit an application for full planning permission and listed building consent at the former Hampstead Police Station, NW3 1PD ('the Site') for the following proposed works:

*"Change of use and extension to former police station (sui generis) to provide 5no. residential apartments (Use Class C3) and commercial floorspace (Use Class E), space for a private healthcare use (Use Class E(e)), external and internal alterations, landscaping, cycle and refuse storage, rooftop plant and associated ancillary works".*

## **APPLICATION SUBMISSION**

Please find enclosed the following information to support this Application:

- (1) Application Forms
- (2) CIL Form
- (3) Document Schedule (i.e. this Schedule)
- (4) Site Location Plan
- (5) Existing and Proposed Site and Block Plan
- (6) Existing and Proposed Plans, Elevations and Sections (internal and external), Demolition Plans
- (7) Drawing Schedule
- (8) Design and Access Statement including:
  - Photographs;
  - Verified Views;
  - Schedule of Areas;
  - Accessibility Statement;

**WWW.MONTAGU-EVANS.CO.UK**

**LONDON | EDINBURGH | GLASGOW | MANCHESTER**

Montagu Evans LLP is a limited liability partnership registered in England and Wales with registered number OC312072. Registered office 70 St Mary Axe, London, EC3A 8BE. A list of members' names is available at the above address.

- Crime Impact Assessment;
  - Waste storage and collection details; and
  - Landscape design details.
- (9) Planning Statement
  - (10) Heritage Statement
  - (11) Structural Reports
  - (12) Acoustic Report and checklist for planning
  - (13) Air Quality Assessment and proforma
  - (14) Sustainability Statement including BREEAM pre-assessment
  - (15) Energy Statement
  - (16) Regeneration Statement (included in the Planning Statement)
  - (17) Sustainable Drainage Systems Strategy and proforma
  - (18) Biodiversity Survey and Report
  - (19) Draft Construction Management Plan
  - (20) Urban Greening Factor Assessment
  - (21) Daylight and Sunlight Assessment
  - (22) Draft Employment and Training Strategy
  - (23) Fire Statement
  - (24) Transport Statement, Travel Plan and Delivery & Servicing Management Plan
  - (25) Statement of Community Involvement
  - (26) Draft s106 Heads of Terms (included in the Planning Statement)
  - (27) Tree Survey, Arboricultural Impact Assessment and Method Statement
  - (28) Flood Risk Assessment
  - (29) Marketing evidence (included in this Statement)
  - (30) Biodiversity Net Gain Assessment


## APPLICATION PROCEDURE

This planning application has been submitted via the Planning Portal under reference [PP-11431650](#).

The application fee of £3,532 has been calculated in accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (amended 2017). An electronic payment for this amount has been made at the time of submission, including the admin fee.

We would be grateful if the London Borough of Camden could confirm that the application has been registered and we look forward to receiving confirmation of validation shortly. If you have any outstanding queries on this matter in the interim, please contact Tim Miles (07818 012 444 / [tim.miles@montagu-evans.co.uk](mailto:tim.miles@montagu-evans.co.uk)), or Tom Pemberton (07554 346 120/ [tom.pemberton@montagu-evans.co.uk](mailto:tom.pemberton@montagu-evans.co.uk)) in the first instance.

Yours sincerely,



**MONTAGU EVANS LLP**