

Planning Application - 2024/1078/P  
Former Hampstead Police Station 26 Rosslyn Hill London NW3 1PD

We live at 52 Downshire Hill. We have lived here since 1984, almost forty years. Our home is directly adjacent to the proposed development site. We object strongly to one aspect of the above planning application.

The developer has proposed building a large terrace 9.5 metres from our home. We would be overlooked and overheard, as well as exposed to noise coming from the new terrace. If there is smoking or a barbeque on the terrace, we'd be exposed to fumes and smells.

To give you some sense of just how close the proposed terrace is to our home: the distance from the terrace to our building is roughly the length of our kitchen-dining room; a person standing on the development's terrace would be as close to our rear dining room windows, as someone standing on the other side of the same room.

The terrace is slightly higher than our top-floor sitting room. It would, therefore, overlook and be overlooked by that room. It would also overlook our kitchen-dining room and bedrooms (1st and 2nd floors).

If this application were approved, we would lose visual privacy in bedrooms, the dining area, and sitting room. If our windows were open, we would be overheard, and would also be able to overhear a conversation held at ordinary volume on the proposed terrace. Anything louder, music on the terrace, for example, or the entertaining of groups of people, would be a noise nuisance.

For decades, the police rarely used the area behind the station at night—it has been dark, and quiet. The developers of the Hampstead Police Station are proposing to build a large terrace, that could be used to entertain a considerable number of people day or night—causing light pollution and disturbance.

Further, because of the configuration of the Police Station (at the top of an incline) and the surrounding buildings, noise from the Police Station carries—the area is like a small amphitheatre. Noise from the terrace would

affect the residents of 52, 51, 50 Downshire Hill, and Hampstead Hill Mansions, as well as properties on Rosslyn Hill, and Hampstead Hill Gardens.

We believe that the proposed development is in conflict with Camden Local Plan A1 (Managing the Impact of Development): ‘The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.’

We also believe that the development is in conflict with Downshire Hill’s status as a conservation area. Two of the homes (50 and 51) that back onto the Police Station are listed buildings.

Repeatedly, in his Pre-application Advice Letters to the developer, Mr Ewan Campbell, Case Officer for the Department of Development Management Regeneration and Planning points out the impact this development could have on us and our neighbours in terms of loss of privacy, and overlooking:

‘In terms of the rear elevation and roof extensions, whilst loss of outlook are not significantly impacted upon, issues of privacy and perceived issue of overlooking could be. Since the previous pre-app meeting, the design has not changed significantly and the proposal still includes roof extensions, large glazing and balconies to the rear which could potentially see into properties along Downshire Hill and the large building to the other side (22 Rosslyn Hill). The Stables building to the rear which was originally part of the site is within close proximity to the rear windows and terrace. There is the potential of oblique views into 26 Rosslyn Hill as well from these terraces.’ (19 October 2022)

In his third and final letter of advice, he concludes:

‘Since the previous design iteration, not much work has been seemingly done to address these concerns and there is a potential eventually where the impacts to amenity are significant enough for refusing the application. There is already concern over the number and location of terraces to the rear especially considering this is a listed building in terms of design. Providing opaque balustrading to try and remedy this issue will only increase bulk on the upper floors

and reduce the quality of the design. Officers would strongly recommend against doing this and object to the introduction of these in principle. More analysis including overlooking studies need to be conducted as this remains a significant part of the acceptability of the scheme.' (26 October 2022)

Finally, we would like to note that the developer of the Police Station has tried to find a solution to the issue of the large terrace by placing planters at the end nearest our home. However, these could easily be removed. The actual size and proximity of the large terrace remains the same. No adequate and permanent solution has been proposed.

We invite the planning officer to visit our home in order to properly assess the unacceptable impact this development would have on us and our neighbours.

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