

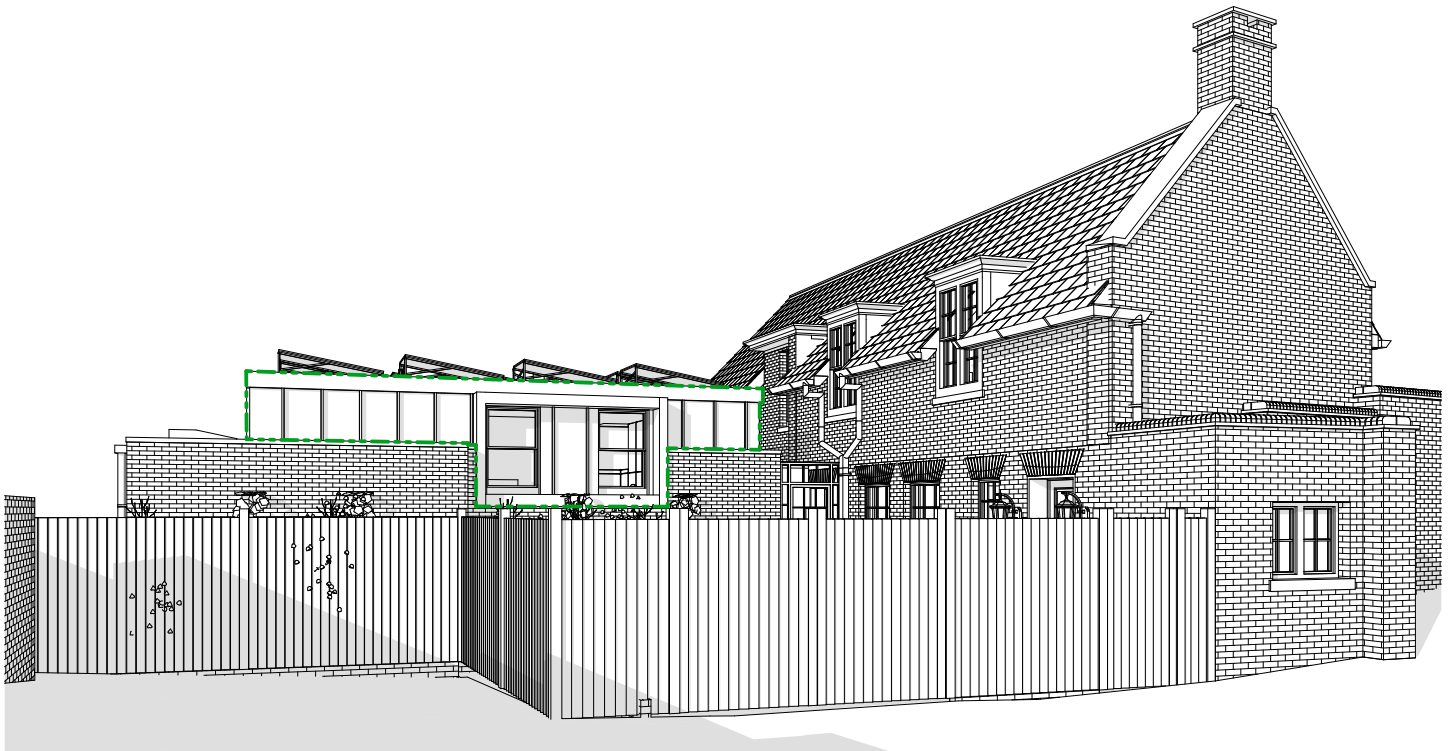
Former Hampstead Police Station Stables

London NW3 1PD



Planning Statement

For the addition of a small mansard roof





We respectfully request planning permission and Listed Building Consent for the addition of a small mansard roof to the existing approved extension to the Police Stables building.

Planning permission and Listed Building Consent have recently been granted to build an extension (the “Annex”) to the old Police Stables building at the back of the Hampstead Police Station at the corner of Rosslyn Hill and Downshire Hill (Attached: 2024/0222/P and 2024/1090/L) . The Police Stables itself has already been successfully converted from a derelict, disused building into an EPC A rated, eco friendly family home and the rebuilding of the Annex provides the opportunity to thoughtfully extend the property’s residential and amenity space.

This application seeks permission only to add a discrete, attractive mansard roof on top of a section of the approved extension. Our proposal is a high quality design that respects local character and preserves the historic environment and we would ask for your support and approval.

History and Location of the Site:

The Police Stables is at the far back end of the parking area behind the old Hampstead Police Station which itself is currently being extensively redeveloped as a mixed-use commercial/residential site. The Police Stables building is ancillary to the main red brick building and is curtilage listed. The extension on which we propose to add a mansard roof is a contemporary addition to the Stables building, is derelict and has no heritage or architectural value.

The Police Stables received planning and LBC approval to convert to residential space and those works have been completed. The approval of the redevelopment and conversion to residential of the attached Annex allows us to use the brownfield site’s existing footprint to extend the home, adding valuable residential and amenity space without any loss of green space or habitat.

The principal of residential accommodation at this location has already been approved. This application simply seeks to marginally increase the residential/amenity space through the addition of a small mansard roof to the approved extension.

In considering this application, we would ask that the site location be taken fully into consideration: The Police Stables building is located at the far back of the private parking area of the Police Station, behind locked gates. The Stables and the extension in question are not visible from the street or from any public highway or pedestrian area, and in the context of the scale and the quality of the frontage buildings (the Police Station and the homes on Downshire Hill) their significance is modest. “From these perspectives the building is not readily experienced in the context of the main police buildings, thus the significance of the rear building and contribution that it makes to the overall significance of the building group is limited.” (APP/X5210/W/23/3323352 and APP/X5210/Y/23/3323349). Further, “The police buildings fronting the site are prominent public buildings that contribute to the Hampstead Conservation Area’s significance. The stable building is modest in comparison, and largely unseen from a public place. The contribution it makes to the character and appearance of the HCA is limited.”

The Design:

The design of the proposed mansard roof reflects the feedback from our Pre-App Advice and is substantially more limited in scope than originally proposed - approximately 40% the size -- retaining its ancillary character while adding valuable living space. The design articulation moderates the overall height and massing required to provide a further floor of accommodation. Our proposal more closely reflects a traditional mansard roof but has also been designed to reflect the immediate surroundings, with zinc cladding which will mirror exactly that used in the design of the large windowed walkway being installed at the rear facing wall of the main Police Station building as well as the large roof window zinc surround cladding at the top of the adjacent home at 52 Downshire Hill.



POLICE STATION



PROPOSED ROOF EXTENSION

The proposed roof is inset from the walls of the approved extension, rising partly hidden from behind a parapet, and substantially smaller than originally envisioned - both in scale and height -- ensuring it is physically as well as visually subordinate in size, height and scale to the Police Stables. The proposed design avoids the extension appearing as an unnatural block structure attached to the Stables but rather it would appear as a natural graduated structure, creating a suitable hierarchy between the extension and the host Stables. The proposed mansard roof would mean the extension would remain clearly smaller than the host Stables, creating a visually acceptable graduation in scale between the two buildings.

The proposed design, whilst of a greater scale than the approved extension, would neither be to such a degree as to compete harmfully with the adjacent Stables building nor with neighbouring properties. The outcome if approved would be a well-designed contemporary extension which, whilst avoiding mimicry, respects the surrounding historic character through the proposed materials, scale, proportions and detailing.

The mansard roof would add to the extension, creating additional residential space better suited to its historic surroundings than the approved design and would not be of an excessive height, bulk or scale. The plans would enhance the area by respecting historic context as well as building lines, elevational design, architectural characteristics, detailing and materials.

52 DOWNSHIRE HILL





The mansard roof would echo the design and materials being used in the facing Police Station design as well as that of other immediately proximate properties. The proposed mansard roof would have an inconsequential impact on the already very limited views of the Stables building; It should nevertheless be noted that “Preserving every view within a conservation area might unreasonably preclude any degree of change, however appropriate....” (APP/X5210/W/21/3272103).

The addition of the proposed mansard roof would respect the local context and character and would not be of excessive height, bulk or scale that would harm the character of the host Stables, surrounding buildings or the HCA whilst also achieving heritage reinforcement as it is complementary in detailing and materials to its context and preserves the historic environment and relevant heritage assets.

We have followed the Pre-App Advice closely with the revised design of the roof, with the choice of scale and materials being less “historic-domestic” in nature while still speaking the same design language as the neighbouring buildings. However, the Stables building has historically been sui generis not only strictly in planning terms but also stylistically and conversion to a residence has necessarily required some level of thoughtful flexibility: There are, for example, two front doors. But recognising both that housing is Camden’s priority land use and that the original use of the building was as a Stables - a utilitarian building addressing a yard - the scaled down mansard roof on the extension should hopefully be seen as a natural and thoughtful use of valuable space. We have sought to follow the guidance provided in the Pre-App process as closely as possible. For example, to reduce the overall scale of the project and to reduce the potential disturbance to neighbours from building works, we have eliminated the proposed basement entirely. In addition, we have designed the proposed mansard roof so that there are no windows facing any of the neighbouring residences or gardens, eliminating issues of privacy and overlooking. For the remaining windows on the mansard roof, we have reduced their sizes and they will be identical to the ground floor windows in both style and size.

The additional height of the mansard roof will be limited to slightly more than one metre above the parapet wall but will not be abutting or in fact near any neighbouring built structures. We have also pulled back the length of the mansard roof from the nearest property so that it does not extend the full length of the ground floor roof. Any loss of light to near gardens is de minimis given the height of neighbouring buildings relative to the proposed mansard roof. The configuration and size of roof lights have been reduced to further limit any potential light spill, while light barriers will be maintained as agreed in the original design approved for the extension.



Consultation Feedback:

The proposed addition of a mansard roof to the Annex would have only a very limited impact on a very small number of neighbouring properties. The “level of harm” if any from the proposed addition would be extremely low and is in fact difficult to discern. The proposed mansard roof would not harm any aspect of the HCA that contributes to its significance given the very modest contribution the existing building makes to the character and appearance of the HCA.

The additional height of the mansard roof above the neighbouring wall abutting the Hampstead Hill Mansions (“HHM”) garden is limited in scope and scale and does not result in an unacceptably overbearing impact. The incremental height of the proposed roof would be limited to protect the quality of life of neighbouring occupiers in respect of effects upon outlook. The impact on neighbouring properties and gardens is extremely limited and the proposal is fully BRE compliant.

However, from consultation with neighbours, it is very clear that any additional development at the site is strongly opposed and that the preferred option would be to return the existing building to a garden area. However, that is entirely inconsistent with Hampstead, Camden, London and UK policy and ignores the critical housing crisis facing our communities.

Perhaps more specifically, in 1927 when the Met Police sold the then owner of the next door Hampstead Hill Mansions the land which is now their garden area, they agreed a covenant in the agreement (attached) which specifically precludes the owners and successors in ownership from objecting to any building works at the Police Station site, in particular precluding objections to development at the Police Station which would affect light and air to the HHM gardens. That is to say, the original intent has always been that there would be some level of development at the Police Station and the neighbours have no reasonable expectation or legal basis for objecting to the proposed mansard roof.



known as Hampstead Hill Mansions on the North West of the said Lands) Subject to and with the benefit of the Tenancy Agreements mentioned in the First Schedule hereto.

2. THE said Alfred Hackworth hereby covenants with the Receiver his successors and assigns
- (a) That he the said Alfred Hackworth and the persons deriving title under him will permit the Receiver his successors and assigns a full free and unrestricted right of building on his (the Receiver's) adjoining land shewn by a blue verge line on the said Plan in any manner and to any height he may think fit without being liable to any claim for damages for the restriction arising from such buildings of the free passage of light and air to any buildings erected or to be erected by the said Alfred Hackworth or the persons deriving title under him on the lands hereby transferred.

(b) The Tenancy Agreement with Mrs. Emily Ann Hurst (the Freeholder of No.49 Downshire Hill) relating to the lands coloured blue and brown on the said plan shall not without the consent of the said Emily Ann Hurst be determined by the said Alfred Hackworth during the period of Sir Oliver Wardrop's present Lease of No.49 Downshire Hill which expires on the 25th day of March 1941 provided that the terms of such Tenancy Agreement are duly carried out and also provided that the option next hereinafter referred to shall not have been exercised.

(c) The said Emily Ann Hurst shall have the

DATED 16th September 1927.

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RECEIVER for the METROPOLITAN
POLICE DISTRICT

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A. HACKWORTH Esquire.

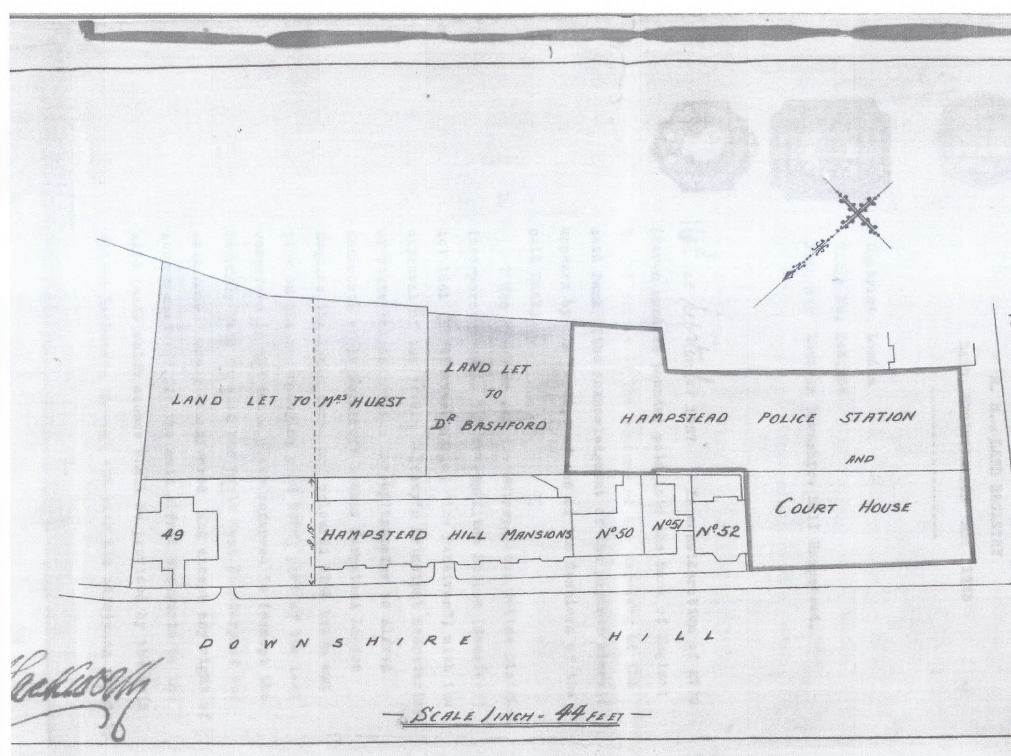
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INSTRUMENT OF TRANSFER

--- in ---
respect of Freehold land in Down-
shire Hill, Hampstead.

The Receiver for the
Metropolitan Police District
to
Alfred Hackworth Esq:

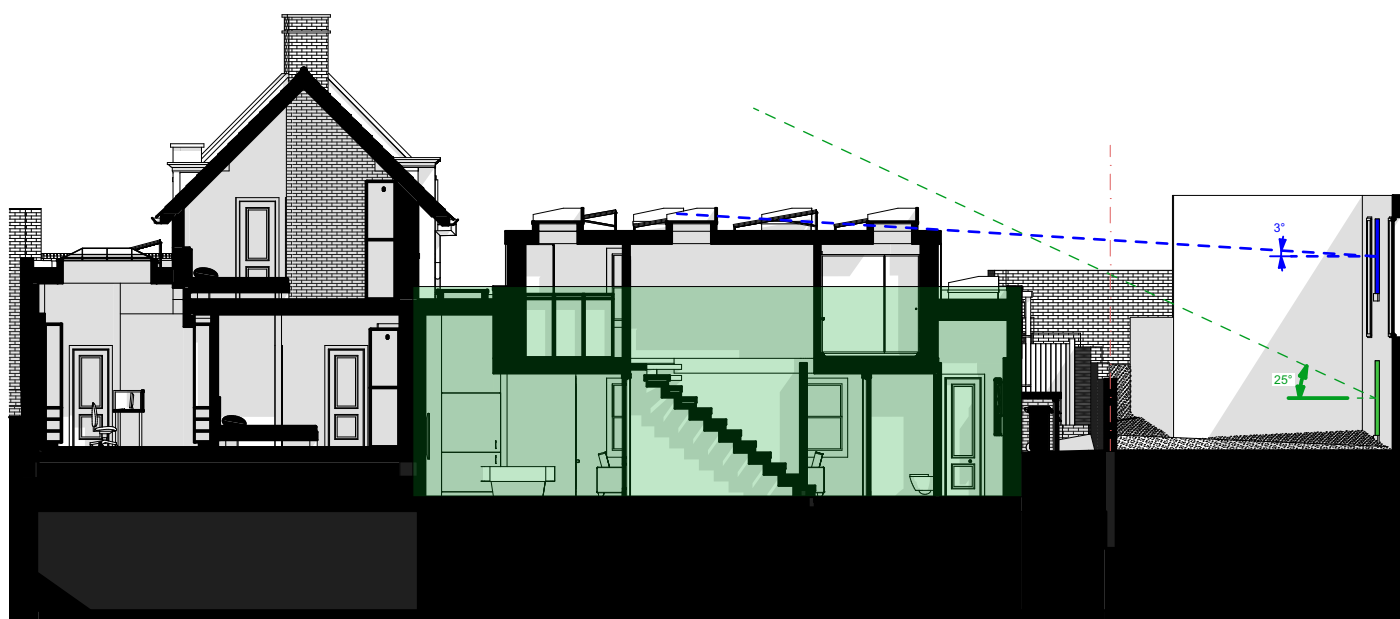
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Instrument of Transfer
of land at Hampstead.



Impact on Neighbouring Properties:

As our Pre-App Advice noted: “Because of the location of the annex, most neighbours will be unaffected in terms of amenity impacts including outlook, daylight and privacy.”

We have substantially reduced the size and mass of the proposed roof based on the Pre-App Advice in order to avoid any sense of enclosure or loss of light to the rear windows of the back of the properties on Downshire Hill: Sunlight and good daylight to the nearest windows at 50 Downshire Hill, for example, are not compromised using the 25 degree list test recommended by BRE Guidance. The reduced mass and height of the proposed mansard roof ensures that there is no impact on neighbouring properties which could be considered significant and harmful.



Bringing back the existing derelict extension building into use and for residential purposes was “strongly welcomed” by the Council’s planning and conservation officers and for that we are truly grateful. The addition of a small mansard roof as proposed would add incrementally to the borough’s housing stock while also improving the site’s design aesthetic, particularly relative to the host buildings (inc. the Police Stables and the Police Station), and would have no material adverse effect on neighbouring properties.

We would ask that heightened consideration be given to the importance of converting a derelict, disused building into a dwelling and that by facilitating a suitable new use as a larger residence the Council has secured its repair and long-term conservation. Considerable weight should hopefully be given to this as the extension was formerly without a use and was part of an historic building considered to be at risk. As the Planning Inspectorate noted in a recent appeal involving this same property: “Weight should also be given to the provision of a new family sized dwelling and the contribution this makes to local housing supply. These matters are weighty public benefits, and more than sufficient to outweigh the very modest level of harm.” (APP/X5210/W/23/3323352; APP/X5210/Y/23/3323349).

**Conclusions:**

Policy H7 of the Local Plan aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply. The incremental residential and amenity space created through the addition of the proposed mansard roof is entirely consistent with that policy. Our design and proposal protect and preserve the amenity and character of the immediate area while adding critically valuable residential space to a formerly at risk Grade II listed property.

We respectfully request your support and approval for this application.