

Application ref: 2024/0222/P
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Date: 9 October 2024

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

Stables Building in the land to the rear of Hampstead Police Station
53-54 Downshire Hill
London
NW3 1PA

Proposal:

Change of use and refurbishment of the Stables building extending existing residential accommodation (C3) and providing addition bedroom. Demolition of the existing annex and construction of new single storey building with front windows, bin store and PV panels
Drawing Nos: 113-21 EX.01 (Rev 01), 113-21 EX.02 (Rev 01), 113-21 EX.03 (Rev 01), 113-21 EX.04 (Rev 01),

113-21 PD.01 (Rev 01), 113-21 PD.02 (Rev 01), 113-21 PD.03 (Rev 01), 113-21 PD.04 (Rev 01), 113-21 PD.05 (Rev 01), 113-21 PD.06 (Rev 01), 113-21 PD.07 (Rev 01), 113-21 PD.08 (Rev 01), 113-21 PD.09 (Rev 01), 113-21 PD.10 (Rev 01), 113-21 PD.11 (Rev 01) (all 23/05/2024)

113-21 MP02 (Rev 01), Site Location Plan, Design and Access Statement 113-21 DAS.01 (Rev 01)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans 113-21 EX.01 (Rev 01), 113-21 EX.02 (Rev 01), 113-21 EX.03 (Rev 01), 113-21 EX.04 (Rev 01),

113-21 PD.01 (Rev 01), 113-21 PD.02 (Rev 01), 113-21 PD.03 (Rev 01), 113-21 PD.04 (Rev 01), 113-21 PD.05 (Rev 01), 113-21 PD.06 (Rev 01), 113-21 PD.07 (Rev 01), 113-21 PD.08 (Rev 01), 113-21 PD.09 (Rev 01), 113-21 PD.10 (Rev 01), 113-21 PD.11 (Rev 01) (all 23/05/2024)

113-21 MP02 (Rev 01), Site Location Plan, Design and Access Statement 113-21 DAS.01 (Rev 01)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 (and D2 if in CA) of the London Borough of Camden Local Plan 2017.

- 5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 6 Prior to commencement of above ground works, drawings and data sheets showing the location, extent (no.xx panels /at least xxm2) and predicted energy generation of photovoltaic cells (at least xxkwh/annum) / energy generation capacity (at least xxkWp) and associated equipment to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 (Climate change mitigation) of the London Borough of Camden Local Plan 2017.

- 7 The single storey extension approved under 2024/0222/P and 2024/1090/L shall not be used as a separate residential unit of accommodation unless planning permission has granted this alteration.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

- 8 Before the development commences, details of secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 9 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the bin store shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10

b) Plan, elevation and section drawings, at a scale of 1:10;

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority)

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer