

Application ref: 2024/4871/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:

Stables Building in the land to the rear of Hampstead Police Station
26 Rosslyn Hill
NW3 1PD

Proposal:

Change of use and refurbishment of the Stables building including demolition of the existing annex and construction of new two storey building with front windows, bin store and PV panels to provide residential accommodation (C3)

Drawing Nos: MP01 (Rev 01), MP02 (Rev 01), DM.01 (Rev 01), DM.02 (Rev 01), DM.03 (Rev 01), DM.04 (Rev 01), PD.01 (Rev 01), PD.02 (Rev 01), PD.03 (Rev 01), PD.04 (Rev 01), PD.05 (Rev 01), PD.06 (Rev 01), PD.07 (Rev 01), PD.08 (Rev 01), PD.09 (Rev 01), PD.10 (Rev 01), PD.11 (Rev 01), PD.12 (Rev 01), PD.13 (Rev 01)

Planning Statement document

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed two storey annex extension and PV panels, by reason of their overall scale, height, materiality and design would be detrimental to the special architectural and historic interest of the listed building, the proposal is therefore

contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1, DH2 and DH3 of the Hampstead Neighbourhood Plan (2018)

Informative(s):

- 1 If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer