

Application ref: 2024/4338/P
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Uvadesign Ltd
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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** planning permission 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 and the character and appearance of the

Hampstead Conservation Area 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).

- 2 The proposed development, in the absence of a legal agreement securing an affordable housing contribution, would fail to maximise the supply of affordable housing to meet the needs of households unable to access market housing, contrary to policy H4 (Maximising the supply of affordable housing) of the Camden Local Plan 2017.

- 3 The proposed development, in the absence of a legal agreement securing car-free housing, would contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport and active lifestyles, contrary to policies T2 (Parking and car-free development) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

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:

<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



Daniel Pope
Chief Planning Officer