



Historic England

LONDON OFFICE

Ms Zenab Haji-Ismael
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Direct Dial: 020 7973 3765

Our ref: L00508073

25 April 2016

Dear Ms Haji-Ismael

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
FORMER HAMPSTEAD POLICE STATION ROSSLYN HILL LONDON NW3 1PD
Application No 2016/2042/L**

Thank you for your letter of 19 April 2016 notifying Historic England of the application for listed building consent relating to the above site.

Summary

Hampstead Police Station was designed by John Dixon-Butler, a prolific architect for the Metropolitan Police during the late Victorian and Edwardian periods. His work is highly regarded and several of his buildings are now listed, including the former police station in Hampstead. Whilst the building has suffered some unsympathetic alterations prior to its listing, several important features survive including its main staircase, the design of which was replicated in other police stations he designed.

The proposals seek a new use for the building as a primary school. Historic England has no objection in principle to this proposed use. However, the loss of the principal staircase would cause harm to the historic and aesthetic significance of the designated heritage asset and is, in my view, unjustified. Further work should be undertaken to explore the options to retain it as part of the new use of the building.

Historic England Advice

John Dixon-Butler worked as the surveyor to the Metropolitan Police between 1895 and 1920 during which time he designed over 200 police stations and courts. The municipal and civic quality of his designs were carefully balanced with the domestic scale and sensitive local high street context in which police stations were often located. The success and longevity of his work was, in part, due to the local landmarks his buildings created as well as the attention to detail of their interiors. A number of his buildings were listed as part of a thematic study including Hampstead Police Station at grade II.

The proposals seek to convert the former police station to a primary school. Historic



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England has no objection in principle to the reuse of this building as a school. In considering the impact of the proposals on its historic fabric, it is my view that the loss of the principal internal staircase would cause harm to the historic and aesthetic value of the designated heritage asset. Its simple, utilitarian form and appearance demonstrates Dixon-Butler's careful attention to the functional but graceful aesthetic of the building's interior. The same staircase design is found in other listed examples of his work. I am aware that at least one other has been successfully retained in conversion to a primary school which suggests that it could be retained. Its loss is, in my view, unjustified and sympathetic alternatives which address the safety concerns highlighted in the application should be explored further.

There are other listed building consent and planning matters associated with the proposed scheme on which Historic England do not wish to make any comments. In this respect, I recommend that the application be considered in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. In returning the associated planning application to you without comment, Historic England stresses that it is not expressing any views on the merits of the proposals which are the subject of the application.

Recommendation

Historic England does not support the loss of the existing principal staircase within the grade II listed building and recommend that alternative options be explored which secure its retention. We would welcome the opportunity of advising further on this aspect of the Listed Building Consent application as the implications are significant and we are unable to direct as to the granting of listed building consent at this stage. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

Yours sincerely



Breda Daly

Inspector of Historic Buildings and Areas

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