

Maddox and Associates Ltd
23 Hanover Square
London
W1S 1JB

Application Ref: **2016/1590/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 3270

9 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Former Hampstead Police Station
26 Rossllyn Hill
London
NW3 1PD**

Proposal:

Change of use from police station (sui generis) to school (Use Class D1) including the partial demolition and extension to the rear of the Grade II Listed Building and associated works.

Drawing Nos: 114031 - P000, 114031 - P100, 114031 - P001, 114031 - P002, 114031 - P003, 114031 - P004, 114031 - P005, 114031 - P006, 114031 - P007, 114031 - P008, 114031 - P009;

Proposed drawings: 114031 - P101, 114031 - P102, 114031 - P103, 114031 - P104, 114031 - P105, 114031 - P106, 114031 - P107, 114031 - P200 Rev 2, 114031 - P401, 114031 - P402, 114031 - P403, 114031 - P404, 114031 - P405, 114031 - P406, 114031 - P500, 114031 - P501, 114031 - P502, 114031 - P503, 114031 - P504, 114031 - P600, 114031 - P601, 114031 - P602 and 114031 - P700 Rev 2, 114031 - P800, 114031 - P801, 114031 - P200 Rev_2;

Supporting documents: Design and Access Statement (dated March 2016), Construction Management Plan, Construction Management/Logistics Plan, REC Air Quality Assessment (dated March 2016), Tree Report (dated May 2015), Abacus Belsize Primary



School (March 2016), Synergy Sustainability Statement (dated 2016), Surface Water Drainage Statement (dated March 2016), School Travel Plan Pro-forma, Maddox Associates (dated March 2016), Pace Consult Sustainability (dated March 2015) and Built Heritage Consultancy Heritage Assessment (dated March 2016) Rear Elevation Brickwork Detailing (dated June 2016), Bat Survey (June 2016) Statement of Community Involvement (March 2016), Environmental Survey Pace Consult (dated March 2016), Energy Statement Pace Consult (dated March 2016), Ecological Appraisal (May 2016), Preliminary Roost Assessment (June 2016), Air Quality Addendum REC (dated July 2016) .

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed rear extension, by reason of its scale, bulk, height and detailed design would fail to preserve the special architectural and historic interest of the host building and its setting and less than substantially harm its significance (there being an absence of substantial public benefits that outweigh such harm) and fail to preserve or enhance the character or appearance of the Hampstead Conservation Area and harm its significance contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed development due to its scale and intensity of use would by reason of the additional trip generation and traffic congestion have a detrimental impact on the local transport network contrary to CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, by reason of the scale and intensity of use in close proximity of residential accommodation would harm the amenity of neighbouring residents contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and Policy DP28 (Noise and vibration).
- 4 In the absence of sufficient information, the applicant has failed to demonstrate that the proposed development would not have a detrimental impact on air quality as a result of the proposal, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development.

- 5 In the absence of sufficient information the applicant has failed to demonstrate that the proposed development would not have a harmful impact on neighbouring trees, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (securing high quality design) of the London Borough of Camden Local Development Framework Development.
- 6 In the absence of sufficient information the applicant has failed to demonstrate that the proposed development would not have a detrimental impact on neighbouring amenity in terms of noise as a result of the proposal, contrary to policies CS6 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development.
- 7 The proposed development, in the absence of a legal agreement securing a school travel plan and associated monitoring and administrative costs for a period of 5 years, would fail to promote the use of sustainable means of travel, contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 (transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.
- 8 The proposed development, in the absence of a legal agreement securing it as car-free, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 9 The proposed development, in the absence of a legal agreement securing a construction management plan and the establishment and operation of a Construction Working Group, would be likely to give rise to conflicts with other road users and would fail to mitigate the impact on the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.
- 10 The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition, contrary to policies

CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.

- 11 The proposed development, in the absence of a legal agreement securing a sustainability plan, would fail to ensure that the development is designed to take a sustainable and efficient approach to the use of resources, contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) and DP23 (water) of the London Borough of Camden Local Development Framework Development Policies.
- 12 The proposed development, in the absence of a legal agreement securing a School Management Plan would fail to ensure that the proposed development would not have a detrimental impact on neighbouring amenity as a result of the proposal, contrary to policies CS6 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development.

Informative(s):

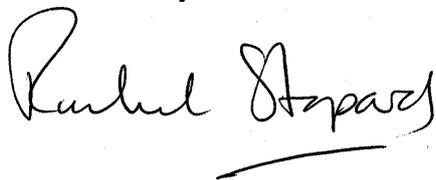
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Rachel Stopard
Executive Director Supporting Communities