

Maddox and Associates Ltd
23 Hanover Square
London
W1S 1JB

Application Ref: **2016/2042/L**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

9 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
Former Hampstead Police Station
26 Rosslyn 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;



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 internal alterations would result in the significant loss of valuable historic fabric which would fail to preserve the special architectural and historic interest of the host building and less than substantially harm its significance (there being an absence of substantial public benefits that outweigh such harm). As such this is contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.
- 2 The proposed rear extension, by reason of its scale, bulk and height, would fail to preserve the special architectural and historic interest of the host building and its setting and harm its significance (there being an absence of substantial public benefits that outweigh such harm) contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

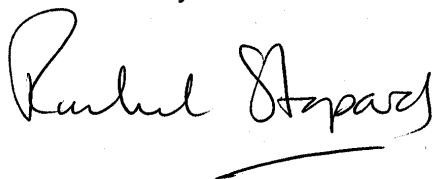
Informative(s):

1

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities