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London Borough of Camden
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Your reference
Our reference
Telephone
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PP-07474543

3rd May 2019

Dear David,

**FORMER HAMPSTEAD POLICE STATION, ROSSLYN HILL, LONDON NW3 1PD
APPLICATION FOR FULL PLANNING PERMISSION**

The Department for Education (DfE) in partnership with the CfBT Schools Trust are proposing a change of use to the former Hampstead Police Station to education use for a 1 form entry (1FE) primary school (Use Class D1) and local business/enterprise space (Use Class B1). The formal description of development for the proposal is:

“Change of use of the site from a police station (sui generis) to a one-form entry school (Use Class D1) for 210 pupils and business/enterprise space (Class B1) including alterations to the rear and associated works”

The application comprises the following documents which have been submitted electronically via the Planning Portal reference PP-07474543. The requisite planning application fee of has been paid through the Planning Portal.

Document	Prepared by
Covering letter	JLL
Planning Application form	JLL
Certificates of Ownership and Agricultural Holdings	DfE
Formal Notices	JLL
Application fee	JLL
CIL form	JLL
Site plan at 1:1250 scale	Satellite Architects
Schedule of drawings forming part of the planning application	Satellite Architects
Technical planning drawings	Satellite Architects
Design and Access Statement (<i>incorporating Accessibility Statement</i>)	Satellite Architects
Landscaping scheme	Satellite Architects
Planning Statement	JLL
Statement of Community Involvement	JLL and The Green Brain
Arboriculture report	Arbtech



Document	Prepared by
Heritage Statement	JLL
Schedule of Works	Satellite Architects
Structural Report	Blue Engineering
Transport Assessment	Paul Mew Associates
Draft School Travel Plan	Paul Mew Associates
Servicing and Refuse Strategy/Management Plan including swept path analysis	Paul Mew Associates
Air Quality	REC
Noise report	Cole Jarman
Energy Strategy	Ridge & Partners LLP
Sustainability Statement	Ridge & Partners LLP
BREEAM Report	Ridge & Partners LLP
Ecology / Biodiversity Report	Arbtech
Construction Management Plan	Paul Mew Associates
Community Use Agreement	JLL
Planning Obligations (draft Heads of Term)	JLL
Lighting Assessment	Ridge & Partners LLP
Daylight and Sunlight Assessment	Rapley's LLP

The site is located on the north side of Rosslyn Hill at the junction with Downshire Hill, between Hampstead and Belsize Park, and has been vacant since 2013.

This proposal is to provide Abacus Belsize Primary School with a permanent school site. The school is a mixed 1FE (210 pupils) primary school that opened in September 2013 under the Free Schools Programme. The school is OFSTED 'Outstanding' (June 2015) and has consistently been in the top five schools within London Borough of Camden (LBC) for Early years classes and Key Stage 1 outcomes. In 2018, the reception class attained the highest outcomes in LBC; illustrating the high calibre of education that the school provides to the local area.

An Alternative Site Search Note (see Appendix 1 of the Planning Statement) sets out all the sites that were considered as part of the site search process for Abacus Belsize Primary School. A total of 76 sites were considered over the period of the site search. Whilst the consideration of alternative sites is not a material planning consideration, the extensive site search exercise undertaken by the DfE demonstrates that there are no other suitable, available sites for Abacus Belsize Primary School.

A previous application (LPA Ref: 2016/2042/L) for a 2FE (420 pupil) school which included the substantial demolition of the listed building, with a large extension added to the rear was refused in August 2016. The current revised development proposal has addresses these reasons for refusal. The fundamental change is the reduction in the number of pupils to a 1FE (210 pupil) school.



Key Planning Benefits of the Proposal

This proposal provides significant public benefits including:

- **Bringing a vacant public building back into beneficial community use.**
The former Police Station will be reinstated back into the public use and restored as a focal point for the local community.
- **Permanent location for an 'Outstanding' secular state school.**
This 1FE primary is included within LBC's school places illustrating it is needed within the borough and provides the choice of a non-independent and secular school within walking distance of the Belsize catchment area.
- **Protecting and enhancing the Grade II Listed Building in the Hampstead Conservation Area.**
The school has been carefully designed to ensure that the areas of significant historical merit and character of the conservation area are preserved and enhanced whilst providing a modern fit for purpose school. The school is a reliable occupant to ensure that the maintenance of the building is upheld.
- **Car free development**
No car parking provision is proposed on the site. The Green Travel Plan promotes sustainable modes of transport, in addition to the school's own car-free policy. The majority of students live within a 15 minute walk of the proposed site. The School Travel Plan Review Group will include a local resident representative who will participate in an annual review of the travel plan to ensure that it is being adhered to.
- **Community use of facilities out of hours**
Provision for community access and use of the school facilities (main hall, small hall) outside of core hours delivers a substantial public benefit.
- **Affordable local business & enterprise space**
The Magistrates Court is surplus to the floorspace requirements for a 1FE school. Therefore, flexible office accommodation is proposed, providing a facility for Small to Medium Enterprises within the local area and creating a valuable co-working space.

Key Planning Matters

Heritage: The proposed development will preserve and enhance the character and appearance of the Hampstead Conservation Area by bringing the Grade II Listed Building, a key landmark within the surroundings, into a beneficial use through continued occupation. The design has been carefully developed to ensure that any alterations to the historic building fabric have been kept to a minimum and areas of historical significance have been preserved and enhanced such as the main facades, the magistrates court, and the magistrate's stairs, to name a few. The preservation and enhancement to the Grade II Listed



Building and Hampstead Conservation Area should be given significant weight in the balancing the development as a whole. The proposal accords with Policy D1 Design and Policy D2 Heritage.

Air Quality: The annual mean Air Quality Objective for NO₂ was predicted to be exceeded across the lower ground floor and ground floor level of the site and as such, the inclusion of mitigation through mechanical ventilation is required for the Reception, Year 1 and Year 2 classrooms. The annual mean Air Quality Objective for PM10 and PM2.5 was not exceeded at any location across the site. The levels of air pollution would not make the external environment unsuitable for outdoor play and other outdoor school activities. The Air Quality Assessment therefore establishes that air quality is not considered a constraint to granting planning permission for the proposed development, subject to the inclusion of mitigation. The proposal would not conflict with Policy CC4 Air quality.

Noise: Noise levels at some neighbouring residences will have an adverse impact. A 4m acoustic barrier has been included as mitigation. The adverse noise effects will arise from the playground for a limited time period Monday - Friday during the school term. Although the increased noise levels experienced by the local residents as a result of the school's operation needs to be given significant weight, they would not be an unacceptable adverse impact that would outweigh the public benefits of the proposals. The proposal would not conflict with Policy A4 Noise and vibration.

Transport: The proposed development will target 0% private car use amongst pupils, staff and business users through a range of physical, promotional and educational measures which will be included in the Travel Plan which would be secured by condition on planning permission and s106 legal agreement. The proposal accords with Policy T1 Prioritising walking, cycling and public transport and Policy T2 Parking and car-free development.

Daylight: The proposed development will not have a noticeable impact on the daylight and sunlight received by the neighbouring properties. Only three windows fall short of the VSC target, these windows are either secondary windows to the room they serve, or they serve non-habitable rooms. Therefore, it is considered that development design satisfies all the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'. The proposal would not conflict with Policy A1 (Managing the impact of development).

Amenity: The proposed development would result in a loss of amenity in terms of overlooking and privacy for adjoining neighbours compared to the current vacant site. The level of harm is not considered to be unacceptable. It is appropriate to balance this lesser degree of harm against the public benefits of the school for those attending it and the community as a whole; and the significant weight to the Government's commitment to state-funded schools. The proposal would not conflict with Policy A1 (Managing the impact of development).

The Planning Statement clearly establishes and demonstrates that the overall public benefits of this proposal outweigh any harm that is caused as a consequence of the development.



The planning application accords with the Development Plan and must be granted planning permission without delay to deliver a permanent site for Abacus Belsize Primary School.

We look forward to continuing to work with officers at London Borough of Camden in a constructive and collaborative manner to progress the application.

Should you have any queries, please do not hesitate to contact Tim Byrne of these offices on 0207 087 5478.

Yours sincerely,



Tim Byrne
Director - Planning, Development & Heritage
JLL

