

Address:	Former Hampstead Police Station 26 Rosslyn Hill London NW3 1PD		2 & 3
Application Number:	2019/2375/P	Officer: David Fowler	
Ward:	Hampstead Town		
Date Received:	03/05/2019		
Proposal: 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 and extensions to the rear and associated works.			
Background Papers, Supporting Documents and Drawing Numbers:			
<p>Existing drawings: E - 1732 - 000 A, E - 1732 - 100 C, E - 1732 - 101 C, E - 1732 - 102 C, E - 1732 - 103 C, E - 1732 - 104 C, E - 1732 - 105 C, E - 1732 - 106 B, E - 1732 - 107 B, E - 1732 - 108 B, E - 1732 - 109 B, E - 1732 - 110 B, E - 1732 - 111 B, E - 1732 - 112 D.</p> <p>Proposed drawings: P - 1703 - 252 B, P - 1732 - 301 A, P - 1732 - 302 C, P - 1732 - 304 B, P - 1732 - 305 C, P - 1732 - 307 B, P-1732-9001B,, P - 1732 309 C, P - 1732 – 310 A, Arbtech AIA 01, Arbtech TPP 01, P - 1732 - 001 B, P - 1732 – 100 H, P - 1732 – 101 E, P - 1732 - 102 G, P - 1732 – 103 G, P - 1732 – 104 C, P - 1732 - 105, P - 1732 - 106, P - 1732 - 107, P - 1732 - 108, P - 1732 -200 C, P - 1732 – 201 D, P - 1732 – 202 D, P - 1732 – 203 C, P - 1732 – 204 F, P - 1732 – 250 B, P - 1732 – 251 F, D - 1732 - 100 E, D - 1732 - 101 E, D - 1732 - 102 E, D - 1732 - 103 D, D -1732 – 105A 100P4, 101P5, 102P4, 103P4, 104P4, 300P4, 301P4, 500P4, 501P4, 502P4, 700P4, 5004713-RDG-XX-00-PL-E-0101D, 5004713-RDG-XX-00-PL-E-0201E, 5004713-RDG-XX-00-PL-E-0601C, 5004713-RGF-XX-01-PL-E-0101D, 5004713-RGF-XX-01-PL-E-0201D, 5004713-RDG-XX-01-PL-E-0601C, 5004713-RDG-XX-02-PL-E-0601C, 5004713-RDG-XX-02-PL-E-0101D, 5004713-RDG-XX-02-PL-E-0201D, 5004713-RDG-XX-LG-PL-E-0601C, 500413-RDG-XX-LG-PL-E-0101F, 5004713-RDG-XX-LG-PL-E-0201E, 5004713-RDG-XX-LG-PL-E-0601C, 5004713-RDG-XX-RF-PL-E-0101C, 5004713-RDG-XX-RF-PL-ME-8301A, 5004713-RDG-XX-00-PL-M-4501C, 5004713-RDG-XX-01-PL-M-4501C, 5004713-RDG-XX-02-PL-M-4501C, 5004713-RDG-XX-LG-PL-M-4501C, 5004713-RDG-XX-00-PL-M-4401E, 5004713-RDG-XX-01-PL-M-4401C, 5004713-RDG-XX-02-PL-M-4401C, 5004713-RDG-XX-LG-PL-M-4401C, 5004713-RDG-XX-00-PL-M-4101E, 5004713-RDG-XX-01-PL-M-4101C, 5004713-RDG-XX-02-PL-M-4101C, 5004713-RDG-XX-LG-PL-M-4101C, 5004713-RDG-XX-01-PL-M-4301G, 5004713-RDG-XX-02-PL-M-4301F, 5004713-RDG-XX-LG-PL-M-4301F, 5004713-RDG-XX-XX-EL-M-4300B, 5004713-RDG-XX-00-PL-M-4301G, 5004713-RDG-XX-XX-SC-M-4001F, 5004713-RDG-XX-XX-XX-M-4301, 5004713-RDG-XX-ST-PL-E-0901A, 5004713-RDG-XX-XX-DT-M-4300A, 5004713-RDG-XX-XX-SM-E-0001B, 5004713-RDG-XX-ST_PL-E-0901.</p> <p>Supporting documents: Design and Access Statement (SA) May 2019, Planning Statement (JLL) May 2019, Statement of Community Involvement (JLL) May 2019, Arboricultural Method Statement (Arbtech) 5 February 2019, Heritage Statement (JLL) March 2019, Stage 3 Structural Report (Blue Engineering) May 2019, Window Survey</p>			

Report Rev. A (Stride Treglown) 15.04.19, Photo Schedule – lower ground floor, ground floor, first floor, second floor, annex, Transport Assessment (Paul Mew Associates) April 2019, Highways Technical Note (Paul Mew Associates) September 2019, Draft Green Travel Plan (Paul Mew Associates) May 2019, Servicing and Refuse Strategy/Management Plan (Paul Mew Associates) April 2019, Air Quality Assessment (Ridge and Partners) May 2019, Air Quality Monitoring Report V2 AQ106285-2 (Rec) June 2019, Planning Noise Assessment 19/0084/R1 Revision 1(Cole Jarman) 25 September 2019, Energy Strategy Report 2.7 (Ridge) 28 October 2019, BREAAAM Pre-Assessment Feasibility Report (Ridge) 6 September 2019, Preliminary Ecological Appraisal Survey 1.3 (Arbtech) 18/04/2019, Draft Construction Management (Paul Mew Associates) May 2019, Community Use Lettings Policy (CfBT Schools Trust) September 2018, Daylight & Sunlight Amenity (Neighbouring) Study (Rapleys) October 2019, Building Services Statement (Ridge) 21st March 2019, Bat Emergence and Re-entry Surveys (Arbtech) 11/07/2019, Technical Note CL5602/dm/21rp (A Jensen Hughes Company) 10th September 2019, Jane Simpson Access 2nd September 2019. BREEAM UK Refurbishment and Fit-out 2014 Pre-assessment (BRE) 06 September 2019.

RECOMMENDATION SUMMARY: Grant conditional planning permission subject to a Section 106 legal agreement.

Related Application	2019/2491/L
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Proposal: 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 and extensions to the rear and associated works.

Background Papers, Supporting Documents and Drawing Numbers;

Existing drawings: E - 1732 - 000 A, E - 1732 - 100 E, E - 1732 - 101 C, E - 1732 - 101 B, E - 1732 - 102 C, E - 1732 - 103 C, E - 1732 - 104 C, E - 1732 - 105 C, E - 1732 - 106 B, E - 1732 - 107 B, E - 1732 - 108 B, E - 1732 - 109 B, E - 1732 - 110 B, E - 1732 - 111 B, E - 1732 – 112 D.

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Supporting documents: Design and Access Statement (SA) May 2019, Planning Statement (JLL) May 2019, Statement of Community Involvement (JLL) May 2019, Arboricultural Method Statement (Arbtech) 5 February 2019, Heritage Statement (JLL) March 2019, Stage 3 Structural Report (Blue Engineering) May 2019, Window Survey Report Rev. A (Stride Treglown) 15.04.19, Photo Schedule – lower ground floor, ground floor, first floor, second floor, annex, Transport Assessment (Paul Mew Associates) April 2019, Draft Green Travel Plan (Paul Mew Associates) May 2019, Servicing and Refuse Strategy/Management Plan (Paul Mew Associates) May 2019, Air Quality

Assessment (Ridge and Partners) May 2019, Air Quality Monitoring Report V2 AQ106285-2 (Rec) June 2019, Planning Noise Assessment 19/0084/R1 (Cole Jarman) 11 April 2019, Energy Strategy Report (Ridge) 17th April 2019, BREAAAM Pre-Assessment Feasibility Report (Ridge) April 2019, Preliminary Ecological Appraisal Survey 1.3 (Arbtech) 18/04/2019, Draft Construction Management (Paul Mew Associates) May 2019, Community Use Lettings Policy (CfBT Schools Trust) September 2019, Daylight & Sunlight Amenity (Neighbouring) Study (Rapleys) April 2019, Building Services Statement (Ridge) 21st March 2019, Bat Emergence and Re-entry Surveys (Arbtech) 11/07/2019.

RECOMMENDATION SUMMARY: Grant conditional listed building consent.

Applicant:	Agent:
Department for Education, on behalf of CfBT Schools Trust	Tim Byrne JLL 30 Warwick Street London W1B 5NH

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing		<i>Former Policy Station (sui generis)</i>	<i>2,200sqm</i>
Proposed		<i>D1 Non-Residential Institution</i>	<i>2,091.5sqm</i>
		<i>B1 Business use</i>	<i>231sqm</i>

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	<i>15</i>	<i>0</i>
Proposed	<i>0</i>	<i>0</i>

OFFICERS' REPORT

Reason for Referral to Committee:

Major development where this involves the construction, extension or conversion of floorspace for 10 or more new dwellings or more than 1000 sq. mtrs of non-residential floorspace (clause 3(i)).

Executive summary

The application relates to the former Hampstead Police Station which is grade II listed and located within the Hampstead Conservation Area. The premises are currently vacant.

The applications are for the change of use of the site to a school; relocating the existing Abacus School from their current temporary location at Camley Street, closer to their catchment area of Belsize Park. The proposals also involve a relatively small amount of office use which would operate independent of the school.

A 2016 application for the relocation of the school to this site was refused by the Planning Committee for a number of reasons, including conservation and design, transport, amenity, air quality and impact on trees. The refused application was for a two-form entry with 420 pupils. The current scheme is for 210 pupils (which is what Abacus operates with at present). Given the halving in proposed pupils, the proposed extensions and alterations to the building are much reduced. The proposals must successfully address all of the proposed objections.

595 letters in response to consultation were received in total; 391 in support and 204 objections. Objections were also received from many local groups and councillors, with some in support also. One of the major objections relates to the location and need for a school at this site having regard to the fact that it sits outside of its catchment area and the associated traffic movement.

The principle of the change of use from a police station (Sui Generis) to a school (Class D1) is acceptable in policy terms and on the basis that it would bring a vacant public building back into beneficial community use accords with national, strategic and local planning policy and is supported in land use terms. The question of need for a school or the cost of the school are not planning considerations.

Whilst there would be some harm in heritage terms from the loss of original fabric internally, there would also be benefits and on balance, maintaining the building in a public/civic use and some positive interventions, the proposals are considered acceptable in heritage terms.

Given that school numbers would be capped at half the level of the refused scheme (a condition to control this is recommended), the proposals would have the potential to generate much fewer parent drop-off and pick up trips than the previously refused scheme. Transport officers consider that taking account of this and that the school could put in sufficient measures to discourage driving that the proposals are considered acceptable in transport terms.

On the balance of all material planning considerations the proposals are considered acceptable and that the applicant has resolved the reasons for refusal of the previous application, with a much reduced scheme. It is therefore recommended that planning permission and listed building consent be granted.

1.0 Site

- 1.1 The application site is the vacant Former Hampstead Police Station at 26 Rosslyn Hill. The site is located on the north side of Rosslyn Hill at the junction with Downshire Hill. The former police station is described as *sui generis*, being a use that does not fall within any defined use class. The building comprises a basement, ground floor and two upper storeys. Due to topographical changes (the site slopes down to the rear), the basement is at ground level at the rear. The building has two wings at the rear and forms a 'U' shape. The building has been vacant since 2013.
- 1.2 The application relates to the site of the former police station and the associated former stable block to the rear. The former police station includes a magistrates' court and some prison cells. There is a hardstanding area that was used for car parking at the rear. A Victorian residence (currently vacant) abuts the site to the South East and was formerly used by the Metropolitan Police. The residence does not form part of the application site.
- 1.3 The building is Grade II listed and sits within the Hampstead Conservation Area. The main building is three storeys, plus a basement, and constructed in red brick with stone dressings as designed by J Dixon Butler (1910-13).
- 1.4 The building is referred to in the Hampstead Conservation Area Statement as an imposing feature of the Rosslyn Hill and Downshire Hill streetscape character. It is a red brick building with stone dressings by J Dixon Butler (1910-13)
- 1.5 The site falls within the area covered by the Hampstead Neighbourhood Plan and the proposals are assessed against the policies within this plan as well as those of the Local Plan. The Hampstead Neighbourhood Plan designates this part of the conservation area as Character Area 3 – 19th Century expansion.
- 1.6 The main entrance is on Rosslyn Hill, with other entrances including the vehicular entrance on Downshire Hill. The Judges' Chamber area of the Magistrates' Court is accessed off Downshire Hill. To the rear, the slope of Downshire Hill results in level access to the lower ground floor. The building has two wings to the rear, at each end of the façade, forming a U-shaped building. There is a two-storey stable block to the eastern corner of the site, which was built at the same time as the main building.
- 1.7 The site has a PTAL rating of 4, which is a 'good' accessibility level and the site sits within a controlled parking zone.
- 1.8 It is believed that the building was occupied by the Metropolitan Police from 1913 until 2013. The site is currently owned by the Educational Funding Agency (EFA), who purchased it in 2013. The purchase was part of a wider scheme promoted by the Mayor of London, through which public land and property was to be freed up across Greater London to accommodate 11 free schools.
- 1.9 The area is predominantly residential. The site is bounded by the rear gardens of flats on Downshire Hill to the north-west and north, by the rear gardens of

properties on Hampstead Hill Gardens to the north-east and borders the side of 24 Rosslyn Hill to the south-east.

2.0 The Proposal

- 2.1 Planning permission and listed building consent is being sought for the change of use from a vacant police station (Sui Generis) to a school (Class D1 – Non-residential institution) and also some business use floorspace (Class B1). The school would be a one-form entry free school for 210 pupils and 24 full time equivalent (FTE) staff members. The proposed school is intended to operate as a free school for a catchment area within the Belsize Ward. The school would be open to children from the ages of 4-11. Although a free school is being proposed, the application must be considered on the basis of this being Class D1 educational floorspace and that any school could be located at the site.
- 2.2 The proposal would involve an extension of 122.5sqm at rear lower ground and ground floors – to create enough space for a hall. The accommodation would be arranged over four floors (lower ground – second). The school would include:
- 7 teaching classrooms and 3 additional learning rooms;
 - Library;
 - 122.5sqm main hall at ground floor with a kitchen preparation area and servery suite;
 - Playground at rear;
 - Staff and administration rooms; and
 - Toilets, personal care and storage.
- 2.3 The stable block in the south-east corner of the site is included in the application and would house two of the proposed classrooms. The application involves the removal of modern additions to the building at the rear and the erection of a canopy. The application also involves the provision of a ramp access above the front lightwell on Rosslyn Hill.
- 2.4 The school hours would be 08:50 to 15:30 Monday to Friday. The site would be open 08:00 to 18:00 to accommodate pre-school and after-school clubs.
- 2.5 The proposals also involve the provision of 231sqm of Class B1 employment use which would occupy the former Magistrates' Courtroom at ground and first floor levels, this is a physically separate area with its own access.

3.0 Relevant History

Application site

- 3.1 09/08/2016 - Planning permission and listed building consent was refused for *"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"* (2016/1590/P and 2016/2042/L). There were twelve reasons for refusal for the planning permission. Six of these reasons were substantive, with the

other six being in the absence of a legal agreement. The substantive reasons were:

- i) The scale, bulk, height and detailed design of the proposed rear extension and its harm on the listed building and conservation area
- ii) The additional trip generation and traffic congestion
- iii) Impact on amenity of neighbouring residents – scale and intensity of use
- iv) Failure to demonstrate no impact in terms of air quality
- v) Failure to demonstrate no impact on trees
- vi) Further amenity reason – noise.

3.2 PW9702986R1 – 05/05/1998 planning permission granted for the erection of a covered walkway and bicycle storage area.

Associated applications - Abacus School – Jubilee Waterside

3.3 Abacus School currently operates from a site on Camley Street, where it opened in September 2013. There have been three temporary permissions for use of the Jubilee Waterside Centre at 105 Camley Street as a school. The latest permission (2018/1444/P) is until 21/08/2020. Once this permission expires, the lawful use of the premises will revert to Class D2 use (sports facility).

4.0 Consultation

Statutory Consultees

Hampstead CAAC - Objection

Land use

- No masterplan, no explanation of the need for all the space planned, nor of management while the school is growing. Presence of an adjacent owned site without explanation as to its proposed use indicates further possible school expansion.
- No evidence of Camden education department support for this school. Camden will not have a relation to the school as an academy. Camden's reported own borough-wide assessment contradicts developer's claims of need.
- The validity of the proposed catchment area is queried, as is its likely extension. Edge-of area school location dubious, apparently seeking enlargement or justifying school size excessive for this site, creating traffic pressure. What are the addresses of families, raid on existing schools.
- Building unsuitable for school use in terms of natural light, air
Officer's response: *see 'Land use' section, a masterplan involving this scale of development.*

Transport

- Traffic submission is flawed, ignoring its own data re car parking and traffic patterns at each end of the day.
- Parents' school run and deliveries impact on transport network.

Officer's response: *see 'Transport' section*

Air quality

- Undesirable location and environment for a young children's school, exactly the situation to be avoided, will be exacerbated by a new school's traffic.
- The applicants' solution to poor air is more use of air-conditioning.

Officer's response: *see 'Air quality' section*

Sustainability

- The need for plant due to poor air quality is poor in sustainability terms.

Officer's response: *see 'Energy and sustainability' section*

Amenity

- Consideration of amenity almost completely lacking in this proposal

Officer's response: *see 'Amenity' section*

Consultation

- Much criticised as flawed process, no pre-application discussion, lack of follow-up to Development Management Forum, itself a partial and generally unsatisfactory '2nd gear' appraisal, stage-managed, 'developer will be able to answer points raised' which was lacking

Officer's response: *the level of consultation by the applicant is considered sufficient. The application was consulted on by the Council in accordance with the SCI, with almost 600 responses.*

Hampstead Neighbourhood Forum - Objection

Land use

- Impact on local schools (such as New End Primary).
- School places in Camden expected to decline by 530 places by 2021/22 – particularly severe in Hampstead and Belsize Park.
- Local schools lose £5000 for every unfilled place and ever greater losses places ever greater pressures on the quality of education that these school can provide to the local community.
- This application will not “*protect existing health facilities, but does the opposite*”.

Officer's response: *see 'Land use' section, the proposals do not involve the loss of any health facilities.*

Heritage

- Loss of original furniture within Magistrates' Court – harm to heritage asset, internal joinery and plasterwork are noted in listing, without furniture most important room in building would lose significance.
- The proposed ramp to the front entrance would damage the “*bold and assured composition of considerable civic presence*”.

Officer's response: *see 'Conservation and design' section*

Transport/Air Quality

- The proposal is contrary to the emerging London Plan Policy S3 B 3 (see paragraph 5.3.10), which states that new schools should be located away from busy roads.
- The air quality assessment submitted on behalf of the applicant acknowledges that Rosslyn Hill and the pavement along it, significantly exceed the legal limit for NO2 which is 40.
- To allow planning permission for a school at this location would be akin to knowingly exposing children to significant harm.
- Children walking to and from this location would be exposed to unacceptable levels of air pollution.
- The applicant has failed to demonstrate that the number of traffic movements as a result of the development will not increase.
- The proposal fails to articulate robust sanctions framework that could assure a car-free development.
- The applicant has failed to demonstrate that its application would not worsen air quality.

Officer's response: *see 'Transport' and 'Air quality' sections*

Amenity

- Loss of light to gardens from 4m-high acoustic wall to the rear of houses on Downshire Hill.
- Noise from school will be twice as loud as those recommended in relevant British Standards.

Officer's response: *see 'Amenity' section*

Basement Impact Assessment

- No BIA submitted despite excavating a portion of the lower ground floor.

Officer's response: *see 'Basement/excavation' section*

Trees/Biodiversity

- The site adjoins Biodiversity Corridor F Rear gardens Hampstead Hill Gardens, also designated as a Historic Tree Line. This area is currently unilluminated and supports a significant bat and wild bee population with an active wild beehive within two feet of the Stables party wall.

Officer's response: *see 'Trees and biodiversity' section*

Historic England

- This application should be determined in accordance with national and local policy guidance and you should seek the views of your specialist conservation adviser.

Local Education Authority (LEA) (Camden Council) – Objects

- Rapidly increasing surplus of school places – 3% in 2015/16 and 17% (2018/19), surplus expected to rise further, falling birth rates, would object to the increase in size of Abacus above 1FE.

- Drop in school places due to Camden's low fertility rate, but Brexit and HS2 cannot be ignored as factors.
 - Evidence suggests little or no impact of Abacus Belsize remaining at 1FE and moving to the Hampstead site, as the school is already operating from a temporary location in southern Camden, away from its catchment area.
 - Impact to other Camden schools could occur if the existing pattern of pupils and wards were to change.
 - LEA cannot support the proposals unless there is a condition limiting the school to 1FE.
 - No evidence demonstrating need for primary provision.
 - Additional school places would reduce the number of pupils in existing schools.
 - Abacus is a free school and controls its own admissions (rather than the LEA).
 - Further congestion in the area.
- Officer's response: see *'Land use' section*

Thames Water

- No objection subject to Informatives on waste and water

Local Groups

(including residents' associations, schools and doctor's practices)

- 4.1 Full letters submitted by local groups can be viewed online.

Camden Resident Association Action Committee - Objection

Land use

- Proposals contrary to NPPF, emerging London Plan, Camden Local Plan and Planning Act of 1990 on Listed Buildings and Conservation Areas.
 - Would pose a serious threat to the future financial stability of local state primary schools, falling birth rates, St Aloysius Primary School has closed, Rhyl and Carlton have capped their numbers.
 - Does not promote healthy living, community spirit.
 - Proposals will not protect existing health facilities.
- Officer's response: see *'Transport' section, there is no loss or impact on health facilities.*

Air Quality

- London Plan states that "*Facilities should be located away from busy roads, with traffic calming at entrances, to benefit from reduced levels of air pollution, noise and road danger*",
 - Also contrary to emerging London Plan as it does not create healthy routes to schools as it exposes children and their parents to poor air quality.
 - Pollution outside the building is ignored in the applicant's air quality report.
- Officer's response: see *'Air quality' section*

Transport

- Currently the PTAL is barely 4 and hence this application will not therefore comply with the HNP's plan.
- The applicant's consultant admits that no car policy is unenforceable.
- Car-free is not credible.
- As a result of not having car usage since closure of the Police Station approximately 5 years ago, the traffic generated by the current proposal should be calculated and not offset.
- The impact of the proposed business centre on transportation has been ignored.

Officer's response: see *'Transport' section*

Conservation

- Proposals would inflict significant damages on the listed building.
- The proposed ramp to the front entrance would damage the "*bold and assured composition of considerable civic presence*".
- Details cannot adequately be secured by condition but should be provided upfront and consulted upon.

Officer's response: see *'Conservation and design' section*

Amenity

- Noise levels will be at least twice as loud as those recommended in the relevant British Standards. The noise report provided by the applicant fails to accurately bring this to the fore. This is all the more so as the noise report assumed that there would be a 4 metre wall to reduce the noise impact on neighbouring properties. This is not the case anymore as the applicant has subsequently decided in July 2019 to reduce the height of the wall to 3 metres hence further exacerbating the noise pollution.
- Noise assessment admits that noise will be 'red' level for some periods of the day. Noise could be worse in windy conditions.
- The residents had a choice between having severe loss of light and less noise pollution or a lower wall that will somewhat improve lights conditions but will bring unacceptable noise levels. Either options are highly detrimental to the amenities of the neighbouring residents, against planning rules and regulations despite no faults of the neighbour's making.

Officer's response: see *'Amenity' section*

Fire safety

- The fire escape routes proposed are heavily compromised and present a safety issue.

Officer's response: see *'Fire safety' section*

Basement

- It has not been demonstrated through a BIA that the basement may not cause harm to the architectural character of the building or the significance of heritage assets, impact on drainage, ground water conditions and structural stability

Officer's response: see *'Basement/excavation' section*

CfBT Schools Trust - Support

Land use

- Highly efficient school, popular and successful.
- Single-form entry.
- Pupils deserve permanent home.
- Asset for community.
- What should happen to police station – nothing? Luxury flats?

Transport

- A well-run bus brings students to school.

Church Row Association - Objection

Land use

- Cost of school – only 24 free schools sites have exceeded £10M, cost of £20M will make this one of the most expensive free schools.
- No need for additional places, decline in need, impact on existing schools, NW3 has 42 schools and more than 12,500 pupils.
- Affordable housing is necessary in the area – appropriate use for the building.
Officer's response: see *'Land use' section*

Transport and air pollution

- Outside of catchment area.
- Some pupils come from outside the catchment area (including West Hampstead, Kentish Town Kilburn etc.) and will have to travel.
- Despite Travel Plans parents are still likely to drive, despite schools best efforts some of their parents still drive.
- NW3 has some of the highest levels of air pollution in Camden.
- Site breaches EU legal limit.
Officer's response: see *'Transport' and 'Air quality' sections*

Downshire Hill Residents' Association - Objection

Land use

- School would be outside its catchment area.
- NW3 already has 42 schools and more than 12,500 pupils – highest concentration in Europe.
- Cost of school of £14 million – one of the most expensive free schools - £95k per child.
- No need for additional school places.
- Local religious schools accept secular children.
Officer's response: see *'Land use' section*

Transport and air quality

- Camden Local Plan against new schools unless it can be demonstrated that there is no impact on the transport network.
- Car-free is unrealistic and unenforceable, unpredictable weather and heavy bags/instruments mean parents will sometimes drive.
- Abacus say they expect 11 cars in the morning and 11 in the evening.
- Traffic will be much worse than the old police station.

- Existing transport network struggles to get existing pupils to school already.
- Many pupils outside catchment area – including Cricklewood and Kilburn.
- Air pollution, breaching EU legal limit at present, no new schools should be built on main roads, European Air Quality Directive requires UK authorities to refuse permission where existing breach and/or will be made significantly worse.
- Noise from honking, shouting, and banging on cars
Officer's response: see *'Transport' and 'Air quality' sections*

Heritage

- Cannot justify level of internal demolition – insufficient justification.
- Have not met criteria of the NPPF regarding 'harm'.
- The building is not on the 'at risk' register.
Officer's response: see *'Conservation and design' section*

Flask Walk Neighbourhood Association - Objection

Land use

- No need for new primary school, 650 unfilled places.
- Business use will raise additional income for Abacus – giving it an unfair advantage over other local primary schools with falling numbers.
- No benefit to neighbourhood.
Officer's response: see *'Land use' section*

Transport and air quality

- Increase in vehicle movements.
- No car policies have proved impossible to enforce elsewhere.
- Air quality on main road.
Officer's response: see *'Transport' and 'Air quality' sections*

Hampstead Community for Responsible Development - Objection

Land use

- No need for the school, NPPF states schools should meet needs of existing and new communities, Camden pupil projections, numerous other schools in area which perform well.
- Abacus has excess capacity.
- Catchment area is inappropriate.
- The present site was initially rejected by Abacus as incompatible with their objectives because of severe limitations and constraints. That was for a school of 210 pupils.
- Bulk of provision is not for community.
- Hampstead is not an area designated for growth.
- School does not meet the Free Schools' criteria – strong case for a free school and basic need.
Officer's response: see *'Land use' section*

Site selection

- A number of other potential suitable sites have been discounted with little or no reasoned justification for doing so, and as a result the DfE are blindly focusing

their attention on the Police Station site alone with little regard to the substantial issues associated with it.

- The site search was for a 420 pupil school rather than the currently-proposed 210 pupil school.
 - Belsize Fire Station is at the heart of the catchment area, has a better scale, lower pollution, natural ventilation. Site was rejected for unclear reasons.
 - The Hoo (premises on Lyndhurst Gardens) also an alternative site.
- Officer's response: see *'Land use' section*

Transport

- Transport assessment not robust, weaknesses and gaps.
 - Will generate significant amount of trips.
 - The catchment area will mean more trips by car.
 - The potential single blue badge space to be allocated could be used by any blue badge holder rather than connected with the school.
 - Staff will be unable to park unless they have a permit.
 - Parking controls do not come into force until 9am, so parents could park before then.
 - The TA states children use buses currently to get to school, but does not say how children arrive at the bus stops.
 - Underestimation of the traffic impact. The current site is vacant and does not generate any traffic.
 - Site has low PTAL rating.
 - Site not assessed against healthy streets indicators as per draft London Plan.
 - Additional stress on local bus services.
 - London Plan Policy S3 encourages walking and cycling
- Officer's response: see *'Transport' section*

Air quality

- The location of the site in an area of very poor air quality is not appropriate for a school. The levels of NO₂ and PM in the area are not acceptable for children.
 - Question why combined heat and source pumps were not proposed
 - Outdoor play area and teaching space close to an established sources of NO₂ and children will be exposed to levels of NO₂ that are in breach of European targets. Sensitive receptors in the vicinity of an area known to experience harmful levels of nitrogen dioxide.
 - Increased costs from air condition requirements due to poor air quality.
- Officer's response: see *'Air quality' section*

Conservation and design

- Loss of plan form and historic fabric from extension of cell wing
 - Loss of fabric from Magistrates' Court
 - Installation of ramp at front elevation is of particular concern. Insufficient information on the impact this would have on existing step and railings.
 - Insufficient justification for harm.
 - Question appropriateness of building for school use. Constraints of listed building.
- Officer's response: see *'Conservation and design' section*

Amenity

- Noise and disturbance from use of playground, especially to residents in Rosslyn Hill and Hampstead Hill Gardens.
- Loss of daylight and sunlight from acoustic screening. Breaches in terms of BRE criteria.
- Acoustic barrier is not a practical solution.
- Loading bay proposed just outside Downshire Hill, which will lead to noise and fumes.
- Considerable excavation required to construct acoustic fence adjacent to neighbouring gardens.

Officer's response: see *'Amenity' section*

Energy and sustainability

- Question why combined heat and source pumps were not proposed
- No fabric energy efficiency measures employed.

Officer's response: see *'Energy and sustainability' section*

Biodiversity

- Impact on biodiversity from lighting.

Officer's response: see *'Trees and biodiversity' section*

Fire Safety

- The proposals have highly compromised access and escape arrangements that would render the building unsafe in the event of fire.
- The proposals are not best practice in terms of fire safety, fire safety has not been properly considered, the design lacks understanding
- The main stair is not a protected escape stair as it has multiple rooms accessed on to it, at lower levels, and it therefore cannot be relied upon as a primary escape stair.
- There is no safe primary stair or directly accessible secondary escape stair from the second floor. The latter can only be accessed via two intervening rooms, a configuration which cannot be certified as safe for use. Occupants could mistakenly make their way into a smoke filled staircase. The design demonstrates that the human behaviour element has not been considered. There is no certainty that the secondary escape route would be kept clear at all times, and be useable by a wheelchair user. It cannot be guaranteed, in practice, that the alternative escape route will be maintained and schools are known to struggle to manage escape routes appropriately. A fire in the specialist practical room could render both escape routes unusable.
- BB100's principle is that a pupils can turn his/her back to the fire and escape in the opposite direction -this is not possible here.
- No adequate wheelchair user refuges are provided/shown for use in the event of fire, outside of the path of escape. The stair landings shown appear inadequate for this purpose and lobby use is unsuitable by virtue of limited space with the potential for impeding other escapers. This is a fundamental requirement of BB100.
- The external escape stair to the main hall may be un-usable in the event of a fire as it is situated immediately adjacent to a window which could be fire and smoke affected. Furthermore there is no disabled refuge to this stair.

- Reliance is placed on single means of escape from various rooms instead of incorporating dual escape even where practical, against the underlying philosophy of BB100.
- No full wheelchair user escape strategy is apparent in regard to various rooms.
- There are shared escape routes with business use.
- No reference is made to a sprinkler system, strongly advised in March 2007 DCSF Policy, which is best practice, and asked for under BB100. This is not a low risk building.
- No reference is made to the lift being to evacuation standards to enable it to be employed for wheelchair user escape.
- No references are made to access and facilities for fire and rescue services. The provisions of B5 is a material consideration at planning, especially where the fire service may be committed to the building for S&R operations.
Officer's response: see *'Fire safety' section*

Hampstead Hill Gardens Residents' Association - Objection

Heritage

- Proposals will dramatically increase intensity of usage far beyond what was ever contemplated for the building, there was never more than 25 police officers – and that was only for a brief time.
- Proposals would destroy heritage of site as an oasis of peace and calm in Hampstead.
- Destroys historical fabric of the three core buildings, with the sale of the Police House, destruction of the cells and chambers and division of the site into a school with separate business premises, radical transformation of the site and inconsistent with the character.
Officer's response: see *'Conservation and design' section*

Transport

- The proposal would substantially increase traffic in Hampstead, with the addition of at least 45 cars (the Abacus estimate in their application) to 75 cars (the average actual car traffic based on local schools within their catchment areas). 500 children and minders crossing twice a day each way at the Pond Street / Rosslyn Hill intersection, all within the same 45 minute or so period in the morning and then again in the afternoon. It is critical to appreciate that drop-off would be at least twice a day and that every car would involve a stop to pick up or drop off. There is virtually no parking available in the area so these stops would require double parking, exacerbating congestion and resulting in noxious pollution, a large portion of which would end up on Hampstead Hill Gardens.
- The Abacus suggestion that they would anoint traffic wardens to assist is appalling and admits the problem: This would amount to no more than valet parking as they have absolutely no statutory power to actually prevent or reduce the additional volume of traffic this proposal would generate.
- The Abacus mantra that they have a "car free ethos" is a bumper sticker slogan and not a policy: If were that easy, Camden could also make a generic statement about its "car free ethos" and solve the traffic issues facing the borough in that way. Not that easy or realistic.

- Pond Street / Rosslyn Hill intersection is already a very busy junction and is particularly dangerous to cross as it is an irregular intersection. Abacus proposes to move that many people along a single route using “walking buses”: However, take a minute and think what that means in reality, i.e., 50 groups of 10 (or 25 groups of 20) children, minders, prams, scooters, etc. all crowding already congested routes during the morning rush hour and then again in the afternoon. This would be a disaster for the local community, many if not all of whom already suffer the horrendous traffic on the High Street.
Officer's response: see *'Transport' section*

Air quality

- Cars would exacerbate congestion and result in noxious pollution, a large portion of which would end up on Hampstead Hill Gardens.
- The area in front of and around the Police Station suffers pollution levels well in excess of that allowed by UK and EU law and also exceeds World Health Organisation recommended levels: Approximately 40,000 people suffer chronic illness and premature death in the UK each year from noxious air pollution; approximately 17,000 of those premature deaths are in London.
Officer's response: see *'Air quality' section*

Amenity

- The Abacus plan would create constant noise throughout the day, as well as during evenings and weekends when in use. This would destroy the character of the local Conservation Area, fundamentally damaging the amenity of local roads and homes. Abacus had 30 or so children visit the site and play in the parking lot on a recent Saturday morning and the volume was extraordinary because the shape of the buildings is such that it creates an echo chamber, reverberating across local gardens, homes and roads. This would severely affect the quality of life of local residents, many of whom are elderly.
Officer's response: see *'Amenity' section*

Biodiversity

- Light pollution from multiple skylights on the Stable Block would create a Klieg light effect and severely damage local gardens and, in particular, harm wildlife populations of bats, owls, bees and other animals, which use the area to nest. There are no lights in the area at present.
Officer's response: see *'Trees and biodiversity' section*

Land use

- There are alternative sites.
Officer's response: see *'Land use' section*

Heath and Hampstead Society - Objection

Land use

- Unsatisfactory location for growth.
- Large sums of money used and will be needed to convert listed building.
- Local state schools are being deprived of money.
- School not needed in the area it serves.

- Some classrooms would receive poor natural light.
- Concerns that the school will increase pupil numbers despite a condition limiting this
Officer's response: see *'Land use' section*

Amenity

- The proposal will impact deleteriously on the area and its people.
- Amenity problems of residents adjoining site on Downshire Hill – will not be solved by screens.
Officer's response: see *'Amenity' section*

Transport and air quality

- Children will be affected by pollution.
- Air quality is a serious problem on Rosslyn Hill.
- Increase in traffic, give small children, hill, inclement weather, parents will claim they won't use cars but will in reality.
- Danger from increased traffic.
- Government recommendation that new schools should not be located near main roads due to air pollution, playground will suffer high levels of pollution.
Officer's response: see *'Transport' section*

Heritage

- The building is not suitable for a school.
- Conversion spoils the magistrates' court, false ceiling is unacceptable.
- Interior layout is utilitarian.
- The ramp suggested below the front elevation spoils this admirable elevation and should be omitted – level access to the lift through the Downshire Hill entrance door could provide a satisfactory level access.
- Railing on flat roof should be omitted, with a condition to prevent access to roofs
Officer's response: see *'Conservation and design' section, roof will not be used or usable by the school*

Accessibility

- Changes in floor levels in corridors.
Officer's response: see *'Accessibility' section*

Keats Group Practice - Objection

Air quality

- Enormous negative impact on patients.
- Nitrogen Dioxide already over legal limit.
- National Institute for Clinical Excellence has called for no new schools to be built on main roads.
- Will expose children to harm.
Officer's response: see *'Air quality' section*

Transport

- Will generate traffic.
Officer's response: see *'Transport' section*

Keats Grove Residents Association - Objection

Amenity

- Noise to gardens, loss of amenity
Officer's response: see '*Amenity*' section

Transport

- Loss of parking bays.
- Increased traffic.
- Already been accidents in the area.
Officer's response: see '*Transport*' section

Air pollution

- Increase in air pollution.
Officer's response: see '*Air quality*' section

Heritage

- Destruction of listed building.
Officer's response: see '*Conservation and design*' section

New End Primary School Governors - Objection

Amenity, traffic and environmental reasons

- New End Primary School has significant issues with parents driving despite best efforts – unrealistic that Abacus will be different, bad weather. Moving house or lateness may lead to parents driving, unenforceability
- Camden Local Plan says school should be refused unless demonstrated traffic movements will not increase.
- An increase in parents driving will undermine New End Primary School's attempts to discourage their parents from driving.
- Air pollution from parents driving.
Officer's response: see '*Amenity*' and '*Transport*' sections

Land use

- Currently 79 unfilled places at New End Primary School, there has been a reduction in children in the area since the previous application, number of unfilled places expected to increase, birth rate is falling, currently significant capacity.
- Expense of school - £14M plus £7M on fit-out.
- School will have unfair advantage on local under-funded schools with income from business space.
Officer's response: see '*Land use*' section

Rosary Catholic Primary School - Objection

Land use

- The proposed site is outside the catchment area.
- Hampstead has the highest concentration of schools in the borough.

- Impact on existing schools in the area, Rosary has vacant spaces in many year groups.
- Further reduction in pupil numbers will have serious financial consequences for local schools, St Aloysius has closed.
- Camden's birth rates lowest in the country.
- Rosary welcomes non-Catholic children.
Officer's response: *see 'Land use' section*

Air pollution

- Impact on children.
Officer's response: *see 'Air quality' section*

South End Green Association - Objection

- Air pollution.
- Lack of car parking and traffic congestion, business use would worsen traffic further.
- Very high number of schools in area so pupils will need to come from far and wide.
- Limited out door space makes the site unsuitable for use.
- Benefits of conversion to business use should go to all community, not a privately owned-business.
Officer's response: *see 'Air quality' section*

Thurlow Road Neighbourhood Association - Objection

Land use

- No need for school in the area, Hampstead has approximately 50 schools already.
- Waste of government money.
- Government money will be lost to existing state schools, negative affect on existing schools.
- Free schools are a political policy.
- Many other varied uses would be better.
- Political vanity project.
Officer's response: *see 'Land use' section*

Transport

- School run traffic and congestion.
Officer's response: *see 'Transport' section*

Air Pollution

- Fitzjohns Avenue and Rosslyn Hill regularly exceed EU maximums for nitrate and particulate pollution.
Officer's response: *see 'Air quality' section*

Councillors and MEPs

- 4.2 Councillor Maria Higson (Hampstead Town) OBJECTS on the following grounds:
- Whilst Abacus is an excellent school, a more appropriate site should be found, site is outside Belsize catchment area.
 - Transport; distance from catchment area and gradient make it extremely likely that some parents (particularly of smaller children) will drive, local area already suffers from congestion, impossible to eradicate car usage.
 - Air pollution - pavement along site already exceeds NOX legal limit of 40, additional pollution from more traffic.
 - Lack of requirement for school places in Hampstead; impact on other schools (such as New End), surplus in primary school places.
 - Key documents missing; No Basement Impact Assessment.
Officer's response: *see 'Land use', 'Transport', 'Air quality' and 'Basement/excavation' sections*
- 4.3 Councillor Tom Simon (Belsize) and Luisa Porritt (MEP – London) SUPPORT on the following grounds:
- Belsize had an acute shortage of primary school spaces when the Abacus project started and the Belsize ward had no spaces, all schools in immediate vicinity are faith schools.
 - Abacus is a thriving, popular, 'outstanding' 1FE school.
 - School needs a permanent home.
 - There are no alternative sites, the area has been scoured.
 - Funding issues for other local schools are not because of Abacus but insufficient government funding.
- 4.4 Councillor Stephen Stark (Hampstead Town) OBJECTS on the following grounds:
- Air pollution - Government recommendations are that new schools should not be located near main roads, pollution levels adjacent to police station are known to be high and above legal limit, another safer location should be found, health of the children.
 - Transport - car-free cannot be enforced, where will vehicles park, what analysis has been carried out, how will deliveries and coaches be dealt with, already congestion and rat runs.
 - Amenity - playground would be within a few feet of residential properties, screening is half-hearted.
 - Conservation - ramp at front would impact on building, covering joinery in Magistrates' Court with plasterboard is vandalism, building not suitable as a school.
Officer's response: *see, 'Air quality', 'Transport', 'Amenity' and 'Conservation and design' sections*

Adjoining Occupiers

<i>Total number of responses received</i>	595
<i>Number in support (including 63 signed identical letters)</i>	391
<i>Number of objections</i>	204

- 4.5 Full objections and supporting comments received by the Council are available to view online on the Council's website.

Land use

- Many schools in Hampstead already – both private and state, school not needed, schools are currently undersubscribed, there are five existing schools within 13-24 minutes' walk from St Peter's Church, large number of good and outstanding schools in the area, St Aloysius Primary is earmarked for closure, there are excellent secular schools in area.
- School should not be a 'free' school but should be run by local authority, free school status would give Abacus an advantage over other schools, Abacus would not be approved as a free school today.
- Impact on existing schools (with Good or Outstanding ratings) – already with falling numbers, many good schools in Hampstead already, local state schools struggling for funding, Rosary School welcomes non-Catholics.
- Hampstead has highest concentration of schools in the borough, Camden has lowest birth rates in the country, surplus capacity will double in the next eight years, Abacus is only 80% full at present.
- School is outside catchment area, this school is not for our community, school would exclude Hampstead children.
- School manipulates its catchment to leave out social housing.
- Building should be used for other community uses or emergency services.
- Area already overrun with crime – police station needed.
- Waste of public money/taxpayer's money, costs have increased, will be most expensive school in the UK, £14m cost of building plus £7M refit.
- Greater need for housing than schools.
- My children attended state schools in Hampstead, everyone is already getting their first choice of school in Hampstead.
- School's proposal to exclude children from Hampstead is astonishing.
- School will receive an income from letting out the business use – this is an unfair advantage over other schools in the area which desperately lack funding.
- A community centre would be a better use.
- Proposals are not for community.
- School could expand to a two-form entry in the future.
- Lack of open space for school.
- Better alternative uses, housing teachers or hospital workers.
- None of the arguments for the existence of Abacus apply to the specific HPS location.
- Police station should be retained – crime is out of control in Hampstead.
- Business centre not needed.

Officer's response: see 'Land use' section

Heritage and Design

- Building is grade II listed and should not have additional structures attached, proposals will destroy heritage of the site, radical transformation.
 - Dramatic increase in usage of site above what was envisaged (never more than 25 police officers based on site), Abacus would increase usage tenfold
 - Destruction of historic fabric – cells, chambers.
 - Building was not designed to accommodate so many people.
 - Average design quality.
 - Proposals will reduce significance of the building.
- Officer's response: see *'Conservation and design' section*

Amenity

- Noise and disturbance from children, constant noise throughout day, playtime staggered so noise for longer, Abacus children were playing in the parking area one Saturday morning, playground is an echo chamber, playground is very close to neighbouring properties, consultant's noise report admits adverse impact.
 - Site is an oasis of peace and calm, police station was calm and quiet.
 - Skylights would create a 'Klieg' light effect (make night seem like day) – harm to plants and wildlife.
 - Loss of light from 4m acoustic barrier, my courtyard would feel like a prison, loss of light to basement rooms.
 - No accurate drawings of the acoustic barrier – cannot assess the impact.
- Officer's response: see *'Amenity' section, accurate drawings have since been received of the acoustic barrier.*

Transport and Air Quality

- Traffic gridlock already, especially Hampstead High Street, Downshire Hill, school would open at 8a (peak time), at least 45-75 cars twice a day, 400-500 people arriving every day, important routes for buses/bus congestion, already a busy intersection.
- School will be a 'commuter school'.
- Impact from deliveries.
- Bad weather and lateness will mean parents will drive sometimes.
- Congestion and pollution have gotten worse since the previous application.
- Pavement congestion, children, prams and minders crossing roads.
- Safety.
- Parking congestion, no available parking.
- Wardens can only issue a ticket after ten minutes.
- Servicing vehicles causing congestion and air pollution.
- Cannot project that people will not drive, cannot enforce, given age of children parents will drive.
- Nowhere for parents to drop kids off.
- The main road is not appropriate for a school.
- Impact on ambulances from Royal Free.
- Dangerous roads, building is on a critical junction, safety of children in the area.

- Air pollution from traffic, area outside site already well in excess of that allowed by UK and EU law and also exceeds World Health Organisation recommended levels.
- Against Camden's planning policies to have new schools unless they can demonstrate traffic will not increase.
- Against guidelines of National Institute for Clinical Excellence which says should be no new schools on main roads – breaches of air quality.
- Taxpayers money should be spent on air filtering in existing schools.
- Police station had few cars, not much parking with previous use.
Officer's response: *see 'Transport' and 'Air quality' sections*

Public consultation

- Never officially invited to public meeting.
- Insufficient time to propose other sites for the school (four weeks), more appropriate sites were rejected.
- Unable to submit objections online.
Officer's response: *the level of consultation by the applicant is considered sufficient. The application was consulted on by the Council as per normal, with almost 600 responses.*

Energy and sustainability

- Non-compliance with BREEAM and energy recommendations.
Officer's response: *see 'Energy and sustainability' section*

Safety

- Breaches fire regulations.
Officer's response: *see 'Fire safety' section*

4.17 Supporting Comments

Land use

- Excellent use of the space, police station is suited to be a school, good to see disused building used for public benefit, good re-use of public building.
- Cannot allow Abacus to close, Abacus already exists – not a new school.
- Abacus has been in temporary accommodation for six years.
- Strong need for secular state schools in the area, lack of non-religious schools in the area, school is secular, inclusive, exceptional values, currently 'black hole' in secular state provision in Belsize Park.
- More diversity and choice of schools in the area, should not oppose a state school.
- School is the only free secular option.
- Serves the community, great to have an outstanding school in the area.
- Better than private residences.
- Abacus is outstanding and provide exceptional service, excellent school, outstanding OFSTED ratings, popular school, loving happy school.
- School has always had 210 pupils, this is not a new school.
- Children should be able to go to school locally, Camley Street very far away, poor standard of existing temporary accommodation, children deserve this.

- School is great asset to community.
- All objections to previous application have been addressed.
- Very short distance outside the catchment area.
- Existing schools in area are fee-paying or religious.
- Other schools have sent letters lobbying against Abacus.
- Former Hampstead Police Station is best available option, this is the best site available in the area.
- A private school would not be subject to as much scrutiny.
- Much disinformation about the school application.
- Building has already been purchased so the money has already been spent.
- Prime objective should be to raise standards in education in all our schools.

Heritage and design

- Preservation of beautiful building, will bring vibrancy back to building, restore listed building, building is currently vacant, beautiful building would benefit from use.
- Building should remain in public use/civic purpose.
- Beautiful unused building, building has been empty for years.

Transport

- School has always had a car-free ethos, staff, parents and teachers committed to walking, many parents do not own cars, will not use cars.
- Traffic and noise addressed in new proposals.
- Parents of children at Abacus stating that they do not own a car, parents are committed to walking, most parents live in walking distance.
- Good for environment as school will be walkable as opposed to existing school.
- Current 20 minute journey to school at Camley Street.
- School has proven sustainable/car-free ethos.
- Parents care about clean air and safety too.
- Traffic issues important but over-exaggerated.

Noise and amenity

- The building would be used less than the police station was used.
- Limited use of play area to play times and very occasional weekend.
- Cannot assume no impact from alternative uses.

Community

- Proposals will increase local trade on High Street.
- Community should be able to grow, school is integral part of community, positive contribution to community.
- School will attract young families to the area – lack of secular state schools may be putting people off.
- School is multi-cultural with children from all over the world – encourage educated & multi-lingual people to move to the area.

5.0 Policies

National Planning Policy Framework 2019 (NPPF)

London Plan 2016
Draft London Plan 2019
Mayor's Supplementary Planning Guidance 2016

5.1 Camden Local Plan (2017)

G1 Delivery and location of growth
C2 Community facilities
C3 Cultural and leisure facilities
C5 Safety and security
C6 Access for all
E1 Economic development
E2 Employment premises and sites
A1 Managing the impact of development
A3 Biodiversity
A4 Noise and vibration
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change
CC3 water and flooding
CC4 Air quality
CC5 Waste
T1 Prioritising walking, cycling and public transport
T2 Parking and car-free development
T3 Transport infrastructure

5.2 Supplementary Planning Policies

CPG Access for all
CPG Air quality
CPG Design
CPG Developer contributions
CPG Energy efficiency and adaptation
CPG Transport
CPG Trees
CPG Water and flooding

5.3 Hampstead Neighbourhood Plan (8th of October 2018)

DH1 Design
DH2 Conservation areas and listed buildings
DH3 The urban realm
NE2 Trees
NE4 Supporting biodiversity
TT1 Traffic volumes and vehicle size
TT2 Pedestrian environments
TT3 Public transport
HC2 Community facilities

5.4 Hampstead Conservation Area Statement (2001)

6.0 Assessment

6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

7	Land use <ul style="list-style-type: none">- Policy review- Proposed school use- Assessment- Playground- Community use- Employment use- Conclusion
8	Conservation and design <ul style="list-style-type: none">- Policy review- Introduction- Existing condition- Assessment- Conclusion
9	Impact on neighbouring amenity <ul style="list-style-type: none">- Policy review- Introduction- Noise and disturbance- Light and outlook- Overlooking
10	Transport <ul style="list-style-type: none">- Policy review- Introduction- Car parking- Vehicle trips- Cycle parking- Travel planning- Servicing- Management of construction impacts on the public highway in the local area- Highway and public realm improvements directly adjacent to the site- Traffic Management Order changes- Pedestrian, Cycling and Environmental improvements- Conclusion
11	Air quality
12	Accessibility

13	Basement/excavation
14	Energy and sustainability
15	Nature conservation and biodiversity
16	Trees
17	Fire safety
18	Mayor of London's Crossrail CIL
19	Camden CIL
20	Conclusion
21	Recommendations
22	Legal comments
23	Conditions – planning application
24	Conditions – listed building consent
25	Informatives – planning application

7.0 Land use

7.1 The principal land use considerations are as follows;

- Policy review
- Proposed school use
- Assessment
- Playground
- Community use
- Employment use
- Conclusion

Policy review

7.2 Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools promoters to identify and resolve key planning issues before applications are submitted.

- 7.3 The London Plan Policy 3.16 requires local planning authorities to protect existing resources and facilitate the provision of additional social infrastructure, such as schools, with a particular focus and priority where there is a defined need for the facilities. Policy 3.18 highlights that the Mayor will support the provision of new education facilities especially where they address a projected shortfall.
- 7.4 Part D of Policy 3.18 states that proposals for new schools, including free schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations.
- 7.5 Camden Local Plan policy C2 (Community facilities) seeks to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.
- 7.6 Hampstead Neighbourhood Plan policy HC2 (Community Facilities) seeks to protect existing facilities.

Proposed school use

- 7.7 The principle of the change of use from a police station (Sui Generis) to a school (Class D1) is supported on the basis that it would bring a vacant public building back into beneficial community use.
- 7.8 Abacus Belsize Primary School has been in operation since 2013 and serves a catchment area within the Belsize Ward. The school is currently operating from temporary accommodation at Jubilee Waterside on Camley Street. The existing school accommodates 210 pupils at the moment and so would not be expanding in terms of pupil numbers. Abacus is a non-fee paying secular school (free school).
- 7.9 With regards to current school provision in the area, there are 49 primary schools in a two-mile radius of the catchment area. Of these schools, 21 are independent, 15 are faith state schools and 13 are secular state schools. Camden birth rates are falling and many local schools have empty spaces.
- 7.10 Many objections have been received on the grounds that there is no need for a new school, that there is already sufficient provision in the area and that the new school would impact on existing schools. Officers accept that there is no need for a new school as there is already sufficient school places in the area. However, it must be noted that the application is not for a new school but for relocating an existing school. Notwithstanding this point, the policies above point to need only insofar as it relates to accommodating unmet demand. There is no planning policy basis for resisting a school on grounds that need is already met. It is important to note that similar objections were raised in 2016 for the two-form entry proposal and the Committee did not include need as a reason for refusal. The applicant argues that there is insufficient provision for secular, state primary schools in the Belsize area. Establishing a free school that would provide an alternative choice of a school is viewed as a positive in the relevant planning policy at all levels. It should be noted that the school currently operates much further away from the Belsize catchment

area at present, and that while just outside the catchment area, the proposed site is far closer to the catchment than the existing.

- 7.11 Many objections have been raised to the cost of the school. There are no national, strategic or local policies concerning this issue and it is not material to the planning application. The site has already been purchased by the EFA.
- 7.12 Objections have been raised on the grounds that there are other better locations, some of which are within the catchment area. Objections also raise concern that there was insufficient evaluation of other sites. The applicant has reviewed the sites identified by third parties and submit that they are inappropriate for a range of reasons including size and location. In any event, the Council must consider the application submitted rather than alternative options. As, stated above, the principle of a school on this site is considered acceptable in land use terms. Whilst the school is outside its catchment area, it is 250m from the boundary which is significantly closer than the current location on Camley Street.
- 7.13 Objections have raised issues with the ability of the building to provide decent classrooms in terms of light and air. In this respect, officers consider that there are no reasons why the building is not suitable for educational use. Air quality is dealt with below.

Playground

- 7.14 The external play space has been maximised in the available external area of the site, with only a relatively minor extension to the building footprint proposed and the remaining space being utilised as much as possible. The playground would have an area of 1,631.52m². The playground would feature a series of terraced play spaces. The site has a play space that is 212.58 m² over the suggested guidance for hard informal and social areas [Building Bulletin 103: Area Guidelines for Mainstream Schools (BB103)].
- 7.15 In terms of PE the school will use the two halls and areas of the playground. It is also proposed that classes will utilise Hampstead Heath for outdoor learning that cannot be accommodated on site. Each half term, the whole school currently enjoys a 'Heath Day' where they spend the day developing outdoor skills on the Heath. The Heath is located at the end of Downshire Hill some 400 metres from the proposed site and is approximately a 5 minute walk for children.
- 7.16 Given the above, there are no objections to the proposed school.

Community use

- 7.17 The school facilities would be available for community use after school and at the weekend. The school proposes for the facilities to be open for use until 22:00 Monday to Friday, 18:00 on Saturdays and 17:00 on Sunday and bank holidays. The use of the facilities by the community is encouraged by officers. A Community Use Plan would be secured via section 106 obligation.

Employment use

- 7.18 Policies E1 (Economic development) and E2 (Employment premises and sites) and

CPG5 (Town Centres, Retail and Employment) encourage the provision of employment uses such as offices (Class B1).

- 7.19 231sqm would be provided for Class B1 business use within the former Magistrate's Court. There is no operator for this space at present. The provision of this space is welcomed in policy terms. Furthermore, given the size of this space it would be appropriate for small and medium-sized enterprises (SME's) which are encouraged by Policy E1. The Hampstead Neighbourhood Plan promotes office space on upper floors due to a lack of facilities in the area.
- 7.20 The business floorspace would have a separate access point from Downshire Hill. Concerns were raised by objectors that the school could expand into this space, or the vacant former house, which had been used by the police station. This would require planning permission for the change of use of these premises. A condition is attached, limiting the number of pupils to 210, and planning permission would be needed to remove this condition.

Conclusion

- 7.21 The principle of the change of use is considered acceptable. Land use was not a reasons for refusal in the previous application which featured a school double the size of the current proposal. The impact on local schools and cost of the proposals are not material planning issues. The proposals would maintain the building in a civic use and would bring the existing school much closer to its catchment area.

8.0 Conservation and design

Policy context

- 8.1 Policies D1 and D2 of the Camden Local Plan and policies DH1 and DH2 of the Hampstead Plan are relevant with regards conservation and design.
- 8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting listed buildings:-
- 8.3 *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*
- 8.4 Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Introduction

- 8.5 The building is grade II listed and located within the Hampstead Conservation Area. The Hampstead Neighbourhood Plan designates this part of the conservation area as Character Area 3 – 19th Century expansion.

- 8.6 The previous application featured significant alterations and extension to accommodate a school for 420 pupils. This application was refused on the grounds of scale, bulk, height and detailed design of the proposed rear extension and the impact on the listed building and the conservation area. The current scheme proposes a 122.5sqm extension, which is considered to be relatively modest. In terms of internal alterations, changes are proposed to convert the building to school use. These are discussed further, below.
- 8.7 Following the previous applications (2016/1590/P and 2016/2042/L) which were refused at committee, this scheme retains the existing building with some areas of loss to the historic floor plan however it essentially works within the historic envelope. The current proposals represent a considerable improvement to the previously refused scheme which caused harm to the special interest of the listed building. Overall this is considerably more sensitive, with the removal of the overlarge rear extension previously proposed which would have dominated the rear of the listed former Police Station and negatively impacted on views from the wider Conservation Area.
- 8.8 The former Hampstead Police Station was designed by John Dixon Butler and dates from the turn of the 19th/20th Century. The listed grade II building is a particularly handsome example of Dixon Butler's work in the Arts and Crafts neo Baroque style which typified the metropolitan police stations for which Dixon Butler became well known. The Rosslyn Hill building is notable as an early example of law and policing mixed use, in that besides the Police Station, it accommodated Police quarters in the Section building and a Magistrates' Court.
- 8.9 The former Metropolitan Police Station stands within the Hampstead Conservation Area in a highly prominent corner position where Downshire Hill meets Rosslyn Hill. The site is sloped away from Rosslyn Hill, which allows considerable visibility not only of the two street fronting elevations but also the rear elevation at upper levels, which look out over the south-western part of the Hampstead Conservation Area. The Hampstead Neighbourhood Plan designates this part of the conservation area as 'Character Area 3 – 19th Century Expansion.

Existing condition

- 8.10 The Police vacated the purpose built station in 2013 and the building has been unoccupied since. During the course of this application and the assessment of previous schemes, the heritage asset has been assessed in considerable detail. From the outset it has been clear that the Police carried out extensive internal works during their occupation of this purpose built Police Station. From visiting the site, it becomes apparent much of this work was damaging in terms of the loss of historic interest and character. Of note the Downshire Hill entrance hall way, stair cases and the Magistrates' Court room, the cells, and first floor public waiting area still exist and these will essentially be retained in this current scheme.
- 8.11 The former stable block was already derelict and mothballed by the Police by the time they left the site. This ancillary building is badly effected by dry rot and the joinery is severely damaged, the staircase has subsequently been removed for safety. To both the main building and the subordinate block the Police had carried

out, in historic building terms, adaptations, significant denuding and insensitive alterations over time.

- 8.12 Very few internal details of significance or interest are retained in situ – virtually all interior details have been removed and those elements which remain are exceedingly limited. Fireplaces have been removed, joinery including internal doors has been replaced and walls have been introduced while others have been removed so that the plan form, although largely retained, has been substantially modified and compromised. Internally the building is forlorn and not just through disuse, but by the former occupation and Police use. The internal doors have been replaced generally except the cell doors which remain in situ. The cells while interesting, are in a particularly poor state. It is difficult to reasonably imagine what future use could realistically be proposed for these spaces. Nevertheless the current scheme retains examples of cells to be used as secure storage. The original vertically sliding painted timber sash windows still exist generally and some with attractive decorative Arts and Crafts style window furniture. The application confirms that original windows are to be retained in situ. These are to be refurbished and secondary glazing installed and in terms of the impact on the historic building this is considered an appropriate approach.
- 8.13 The rear elevation has been added to in an incremental manner with metal steps, access doors, a covered walkway, window bars, security grilles, air handling equipment, secure compounds, pipework and metal shuttering. All of which, while have a link to the police use of the building, but are generally to the visual detriment of the historic back elevation.

Assessment

- 8.14 The current application retains and restores the historic external envelope, removes later ad hoc excrescences and repairs damaged fabric. All of which will enhance this fine local landmark.
- 8.15 The school entrance/playground canopy is proposed and has been designed so that it will not touch the historic rear elevation rather it will sit within the three-sided courtyard without being attached to the listed fabric. At lower ground floor level to the rear, the proposed school entrance including the glazed canopy, will not be visible in long views of the listed building from the wider conservation area. Therefore, this is not considered to exert negative visual impact on the setting of the listed building nor on the character or appearance of the Conservation Area. The canopy is considered a reversible introduction and therefore acceptable.
- 8.16 The former stables and harness room building, which stands across the yard from the main building, is in a parlous state and near derelict. It is understood that the Police closed the building as unsafe. The retention, refurbishment and bringing back in to use of this attractive ancillary building is welcomed.
- 8.17 Boundary wall treatment and acoustic wall insulation is proposed to be installed. Where visible this is to be formed of timber fencing and climbing plants covering metal mesh fencing. This is considered to be visually appropriate to the setting and could be removed in the future. There are no objections to this on conservation and design grounds. The screen would be 3m high and would be constructed of

timber, with a galvanised metal grid attached to allow climber plants. A sample of this screen would be secured via condition.

- 8.18 The removal of the Magistrates Court fittings and furniture is disappointing however, the wall panelling and magistrates bench will be retained along with the magistrates doors and private staircase. Officers consider it unreasonable to require the retention of all of these fittings as this would render the premises impossible to use for anything except a courtroom and even then it is questionable whether the current layout would suit a modern court. A condition is recommended that all removed items should be salvaged with a view to incorporating them into the scheme.
- 8.19 The cells are proposed for demolition however after some discussion the proposal now includes the retention of two cells doors, relocated for use as the doors to secure exam storage and a cleaners store. This is welcomed.
- 8.20 With regards to the front elevation to Rosslyn Hill – the ramp and extended front steps, the applicants have worked to provide a fully accessible building across a complex and demanding site. Further details of the extended front steps and the accessible gate are required along with the ramp hand rail and railings which should be to match existing characterful traditional Dixon Butler design. A condition is recommended securing these details. Officers acknowledge that the use of the building for any other use would require alterations to improve accessibility, given the stepped accesses.
- 8.21 A condition is recommended that the glazed dado tiles from areas agreed for demolition should be salvaged and reused for repairs and making good.
- 8.22 Any doors of architectural interest, along with any associated architraves and door furniture, which are to be removed during the course of this scheme, should be salvaged, protected and relocated within the building in agreement with the council. This should include but is not limited to, doors within the Magistrates Court and public waiting area on the first floor which are particularly sensitive. A condition is recommended securing the above.
- 8.23 Conditions are recommended to ensure that all repair and making good to the brick elevations to be in matching brick, bond and mortar joint detail and that all new windows to the main elevations should follow the historic fenestration form with details and typical sections to match existing.

Conclusion

- 8.24 In conclusion the Police will not reoccupy the building and there is no realistic prospect of keeping the building in the use for which it was constructed. Officers are of the opinion that a school would be an appropriate new use and these proposed changes, in line with a school use, are likely to be the most reasonable and appropriate. Officers consider that residential use would involve a host of more harmful interventions and fundamentally alter the character from institutional with some public access to a closed and private use.

- 8.25 Residential use would also impact adversely on the exterior visual character – windows with curtains, views into residential rooms with lighting and fittings totally at odds with police use or similar school use. Maintaining the civic character of the building is considered positive in heritage terms.
- 8.26 In terms of the NPPF officers find that the applicant's Heritage Statement has clearly laid out the historic and architectural significance and it identifies the degree to which the proposals will affect the former Police Station.
- 8.27 The level of harm identified is not substantial, but rather it is less than substantial. This less than substantial harm includes the loss of areas of internal masonry, prison cells, Magistrates' Court, parts of the floor plan and original room layouts along with changes to the subordinate annex and to the front, Rosslyn Hill entrance. The scheme also involves the introduction of services and many changes to the way the building is used. Collectively however, these changes represent less than substantial harm and are considered to be outweighed by the considerable public benefit of a civic use in the school, which will allow far greater public accessibility and wider heritage benefit allowing users and visitors to the building greater appreciation of the listed former Police Station.
- 8.28 Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. As such, the proposal is considered in general accordance with policies D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.
- 8.29 The proposals involve much less significant alterations than the previously refused scheme. This scheme, removes some historic fabric including parts of the original floor plan however, it also allows for the retention of the areas and fabric of significance and indeed enhances the retained historic fabric in a positive and appropriate manner. The applications are supported in terms of the heritage benefit and for the potential future viable use of these interesting buildings for the public benefit. The proposals would enhance the character and appearance of the conservation area as they remove excrescences and also restore the ancillary building. The extension is modest, subordinate and preserves the character.

9.0 Impact on neighbouring amenity

- Policy review
- Introduction
- Noise and disturbance
- Light and outlook
- Overlooking

Policy review

- 9.1 Camden Local Plan policies A1, A2, A3, A4 and A5 and CPG6 (Amenity) are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.

Introduction

- 9.2 The area is predominantly residential. The site is bounded by the rear gardens of flats on Downshire Hill to the north-west and north, by the rear gardens of properties on Hampstead Hill Gardens to the north-east and borders the side of 24 Rosslyn Hill to the south-east.
- 9.3 The previous application, which was refused on the absence of sufficient information on noise and also impact from the scale of the proposed use, featured a 420 pupil school. The current proposals are for a 210 pupil school.

Noise and disturbance

- 9.4 The proposal involves the introduction of a 210 pupil school. The surrounding area is predominantly residential.
- 9.5 The school hours would be 08:50 to 15:30 Monday to Friday. The site would be open 08:00 to 18:00 to accommodate pre-school and after-school clubs. It is proposed that the site would be used for activities at the weekend on occasions such as a summer fair and a winter festival. The applicant states that the site would be in use approximately 183 days per year (i.e. 50.1% of days in a non-leap year). A condition is attached regarding the school hours. The hours of the community use would be detailed in the Community Use Plan as well as the detailing how the public would go about booking and using the facilities.
- 9.6 The school would have staggered break times. They have stated that they would need the playground for a combined maximum time of 120 minutes per day, during the week. A condition is recommended limiting the use to a combined maximum of 120 minutes accordingly, which is not considered a significant amount of time, but would allow the school some flexibility. The area under the canopy is excluded from this condition. This area is further away from residential properties, more enclosed and could only accommodate much smaller numbers of pupils than the whole external rear area.
- 9.7 The playground would be the main source of noise from the proposed use. This would be located at rear ground floor level. The playground would be adjacent to properties on Downshire Hill, Rosslyn Hill and Hampstead Hill Gardens. The neighbouring properties fronting Downshire Hill (50-52) are the closest to the application site and the proposed playground. These dwellings are separated from the site by their rear gardens, which vary in depth between 1m and 5m from the rear building line of these properties. The playground would be 12m away from the house at 24 Rosslyn Hill and approximately 30m away from the nearest house on Hampstead Hill Gardens. The main entrance for children would also be located adjacent to 50 Downshire Hill.
- 9.8 The applicant team has worked with the residents of the dwellings at 50-52 Downshire Hill. The applicant originally proposed an acoustic screen along the rear of these properties to mitigate the noise from the playground. However, this screen

would result in loss of daylight and outlook and some residents stated they would prefer not to have the screen. This does not mean that these residents do not have noise concerns, and objections were received from these properties on noise grounds. Given the above, the acoustic screen would only be erected along the boundary with 50 Downshire Hill, not 51, 52a or 52. The screen would be 3m high and would be constructed of timber, with a galvanised metal grid attached to allow climber plants. The screen would also be erected on other boundaries of the school playground. A sample of this screen would be secured via condition.

- 9.9 A noise assessment was submitted in support of the application. The report is considered to sufficiently assess the effects of the resulting noise from the playground. This has been reviewed by environmental health officers who have no objections subject to a noise condition. The playground would only be used 120 minutes in total per day, during weekdays, during term time. The school have indicated that they would not use the playground for more than four weekends a year, for community events, and a condition is recommended to secure this. Officers recognise that the playground would generate significant noise levels, but given the limited times, this is not considered a significant issue. Noise averaged out over a day would not be an issue. Many people would be at work when the playground would be in use, and during the summer holidays and at weekends, when people are most likely to use their gardens, the playground would not be in use. Given the limited hours of use, officers consider that there would not be a material amenity impact in terms of noise from the playground.
- 9.10 The schools facilities would be available for community use after school and at the weekend. The school proposes for the facilities to be open for use until 22:00 Monday to Friday, 18:00 on Saturdays and 17:00 on Sunday and bank holidays.

Light and outlook

- 9.11 The submitted study assesses the impact on neighbouring residential windows using the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH). The study also assesses overshadowing to gardens and open spaces.
- 9.12 The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE (Building Research Establishment) guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for urban areas, with 20% still considered acceptable.
- 9.13 A Daylight and Sunlight Study was submitted as part of this application. It should be noted that loss of light and outlook were not included as reasons for refusal to the previous application, which featured significantly larger extensions. The rear extensions are relatively minor in nature. Under the proposals there would be a new hall erected at lower ground and ground floor levels, with a floor area of 122.5sqm, which would be largely an infill extension. Given the scale and massing

of the proposed rear extension and its location, it is not considered to have a detrimental impact on the amenity of neighbouring residents in terms of loss of light or outlook. The majority of the windows assessed would experience no change in daylight. The only window which would fall below the BRE guidelines is a rear-facing window of 26 Rosslyn Hill, which was connected to the police station but is not part of this application and is currently vacant. The window in question (R7 W12) would experience just 0.3% Vertical Sky Component (VSC), as a result of the new boundary treatment. However, the room this window serves is a store room, is served by other windows and the premises are not currently in residential use.

- 9.14 A 3m-high acoustic screen is proposed as part of the application, between the rear of 50 Downshire Hill and the playground, for noise reasons. The Daylight and Sunlight Study was revised to take into account any impact from this screen. No material additional impact was found, with the greatest impact being a reduction to 0.88% VSC (R1 W1 – 50 Downshire Hill), which meets BRE guidelines.
- 9.15 The BRE guide recommends that at least 50% of amenity space should receive at least 2 hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 80% of its former value, then the loss of light is likely to be noticeable.
- 9.16 The only garden that would be affected more than the BRE guidelines is the garden of 50 Downshire Hill. The loss of light would be from the acoustic screen rather than the extension. The garden at this property currently receives a lower amount of sunlight before the proposed development than the BRE guidelines recommend. Any loss of light would appear greater as a result. Under the proposals, this garden would receive 0.76 against a target of 0.8, which officers consider only a minor discrepancy and therefore not material.

Overlooking

- 9.17 As above, given the minor scale and location of the extension, it is not considered to have a detrimental impact on the amenity of neighbouring residents.

10.0 Transport

- Policy review
- Introduction
- Car parking
- Vehicle trips
- Cycle parking
- Travel planning
- Servicing
- Management of construction impacts on the public highway in the local area
- Highway and public realm improvements directly adjacent to the site
- Traffic Management Order changes
- Pedestrian, Cycling and Environmental improvements
- Conclusion

Policy review

- 10.1 Camden Local Plan policies T1, T2, A1, the Transport CPG and Hampstead Neighbourhood Plan policies TT1 and TT3 are relevant with regards transport issues.

Introduction

- 10.2 The previous application was refused on the grounds of additional trip generation and traffic congestion. As stated above, the current application features a school of half the size of the refused application.
- 10.3 Transport officers have reviewed the plans and documents submitted with the application submission 2019/2375/P. The proposal seeks a change of use from the former police station at the site to provide a school for 210 students, which is currently located in a temporary school site on Camley Street. The change of use would also result in the creation of 231sqm of B1 office space. It should be noted that the proposal does not seek to increase the existing capacity of the school (currently at the Camley Street site), which is 210 pupils. The schools catchment is roughly based on the Belsize ward boundary (with some slight differences), however the school is proposed to be located within the Hampstead Town ward, approximately 250m outside of the catchment boundary.
- 10.4 The site lies within the controlled parking zone (CPZ) 'CA-H' which operates Monday to Saturday from 9am to 8pm. The site has a public transport accessibility level (PTAL) score of 4 which is a 'good' rating as defined by Transport for London (TfL). The proposed location is approximately 550m from Hampstead Underground station, and 650m from Belsize Park station (both Northern Line). There are four TfL bus routes through the school catchment and either pass the school or have bus stops nearby, with multiple bus stops along the routes.

Car parking

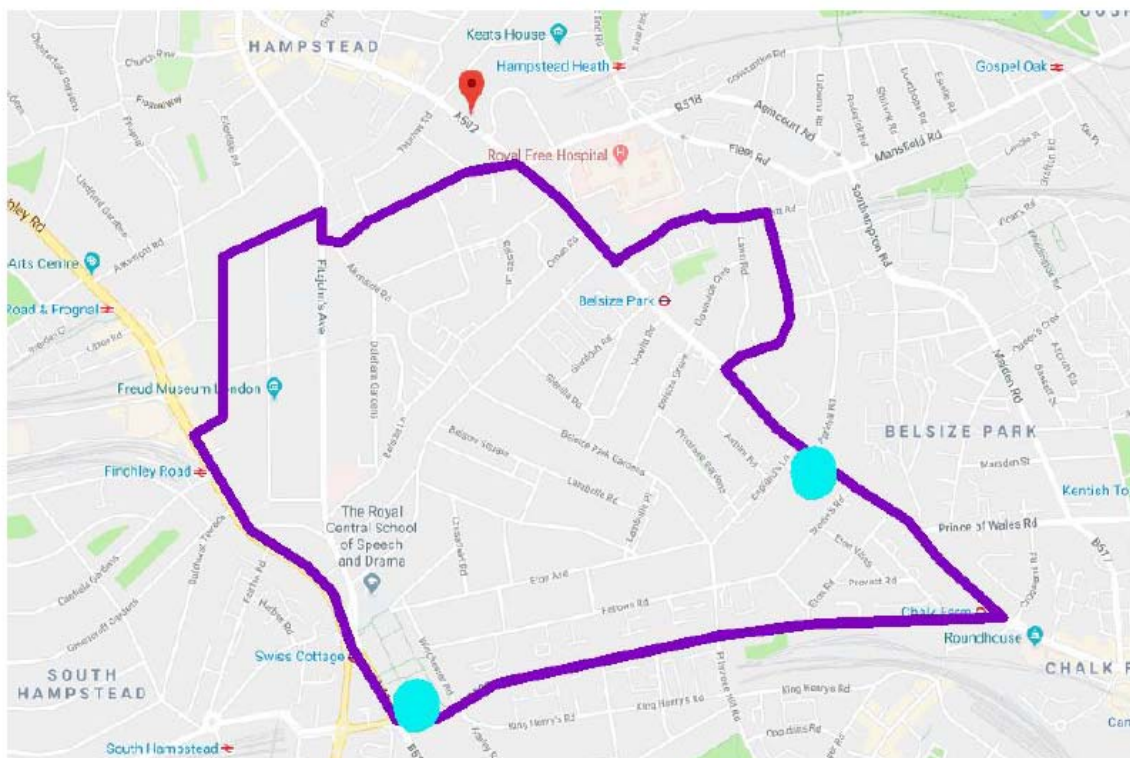
- 10.5 The existing site has the capacity for 15 off-street car parking spaces within the site. As part of the proposed development, these 14 spaces would be removed and there would be no on-site parking spaces. There would be an area designated for loading and unloading within the site, which is discussed further below in the Servicing section.
- 10.6 Both the school and the B1 office components of the development would be secured as car-free if planning permission is granted, restricting future occupiers from obtaining on-street parking permits.

Vehicle trips

- 10.7 This area is considered to be particularly overburdened with vehicle traffic, with one of the key contributors to this being the concentration of schools with parents taking part in the "school run". Policy C2 of the Local Plan states that the Council will refuse applications for new schools or the expansion of existing schools in the Belsize and Hampstead area, unless it can be demonstrated that the number of traffic movements will not increase. The Hampstead Neighbourhood Plan states that new schools will not be supported unless they are proposed on sites with a

Transport for London PTAL score of 4 or over, up to 2023, and a score of 5 or over thereafter.

- 10.8 The current site is currently designated as a police station (Sui Generis), therefore in order to carry out this assessment the level of proposed vehicle trips associated with the school was compared to the level of vehicle trips that would have taken place when the police station was in use.
- 10.9 As the police station is not currently in use and there is no historical trip data available for the site, an assessment could not be carried out on the trips associated with the site when it was in operation. In order to determine what the likely number of vehicle trips would have been at the Hampstead Police Station, a survey was carried out at the Kentish Town Police Station, which was used as a comparison. Kentish Town Police Station measures approximately 2,415m² GIA and is very similar in size to the former Hampstead Police Station building which measures approximately 2240m² GIA. The survey found that this police station generates a total of 168 two way vehicle trips between 7am and 7pm, of which 40 two way trips (10 trips from 8am-9:30am and 30 trips from 3pm-4:30pm) occur during the AM and PM school run period.
- 10.10 The school currently utilises a mini bus to transport pupils from two locations/pick up points on the boundary of the Belsize catchment to the school site on Camley Street, shown in the map below.



Source: Google Maps/PMA/Abacus Belsize Primary School

- 10.11 The latest survey information of pupils and staff travelling to the bus pick up points shows that 96% travel by sustainable modes of transport (public transport, walk, scooter, or cycle) and 4% were dropped off by car. This 4% would equate to

approximately 8 private vehicle trips (or 16 two way trips) in the AM and PM peak for the 210 pupil capacity.

10.12 It is also important to note that while the development proposes a new location for the school, trips by pupils do already occur on the road network within the Belsize catchment. Whilst it is recognised that the proposed location is outside the Belsize catchment, it lies approximately 250m from the catchment boundary. This is significant improvement on the current distance of the school from the Camley Street site.

10.13 The Council carries out annual traffic surveys on Haverstock Hill, just south of Rosslyn Hill. The traffic counts for the AM and PM school run period for the past three years are summarised in the table below.

	2016		2017		2018	
	Northbound	Southbound	Northbound	Southbound	Northbound	Southbound
8am-9:15am	767	932	832	810	702	772
3pm-4.15pm	905	674	886	624	937	586

10.14 The table shows that there is already a very high number of vehicle movements in both directions on Rosslyn Hill/Haverstock Hill during the AM and PM peak periods. The estimated number of trips associated with the school (16 movements) would make up a 1% increase in vehicle movements, whereas the police station (40 trips) would make up a 3% increase in vehicle movements.

10.15 A previous location of the school, before it moved to Camley Street, was located at the old Hampstead Town Hall on Haverstock Hill which is 500m south of the proposed location. The school operated from this location for a two year period, and a survey found that 70% of pupils walked, scooted or cycled to school, 26% arrived by public transport and 4% arrived by private vehicle.

10.16 In summary, the following key points must be considered:

- *The trips associated with the existing school are already present on the network; and*
- *The estimated vehicle trips associated with the sites previous use/operation as a police station and magistrate's court.*

10.17 The number of students would be capped (secured by condition) at 210 to ensure the proposed development would not result in an increase in private vehicle trips in the future.

Cycle parking

10.18 Policy T1 of the Local Plan requires developments to sufficiently provide for the needs of cyclists. The London Plan provides guidance on minimum cycle parking standards (outlined in Table 6.3 of the London Plan).

- 10.19 The development proposes the provision of 28 long stay cycle parking spaces for pupils and staff of the school, and a further 18 scooter parking spaces for pupils. While the provision of long stay cycle parking spaces falls one short of the minimum number required by the London Plan, the additional scooter parking spaces would more than make up for this and are welcomed. The space designated for scooter parking can be converted to cycle parking if there is a requirement in the future, however the surveys of the schools pupils indicates that scooters are a popular mode of transport. A condition is recommended to secure this cycle parking.
- 10.20 There are four long stay spaces proposed within the B1 element of the building, which exceeds the minimum requirements of the London Plan. There are also two Sheffield stands proposed on the footway at the front of the building on Rosslyn Hill, which would provide four short stay cycle parking spaces to serve the site. A condition is recommended to secure on-site cycle parking and a S106 head of term to secure a financial contribution for the provision of the off-site cycle parking.

Travel planning

- 10.21 The school currently participates in the STARS school travel plan programme, and has submitted a draft School Travel Plan in support of the planning application. The aim of the School Travel Plan is to promote the use of sustainable modes of transport through a range of soft measures, as well as highlighting the benefits of travelling by modes other than the private car.
- 10.22 As part of the schools travel plan, a walking school bus is proposed to be implemented for travel to the proposed school site. A walking school bus has been recently trialled by the school. The proposed route is from the centre of the schools catchment area, and is approximately 1km in length with the final 200m on Rosslyn Hill.
- 10.23 Camden requires a School Travel Plan to be agreed to satisfy policy A1 of the Local Plan and Camden Planning Guidance document CPG Transport, which includes references to TfL and DfT guidance. A School Travel Plan and a monitoring fee of £9,618 would also be secured as a section 106 planning obligation.
- 10.24 Hampstead Neighbourhood Plan states that development for educational purposes will not be supported unless they are proposed on sites with a Transport for London PTAL score of 4 or over, up to 2023, and a score of 5 or over thereafter. Given the site has a PTAL of 4, the proposals comply with this policy.

10.25 Servicing

The proposed development will allow for all servicing associated with the school to take place within the site, via the gated access off Downshire Hill. The school is estimated to generate up to one delivery per day (Mon-Fri) of a large transit type van vehicle. Servicing times will be organised so as to avoid the AM and PM peak, as well as the students' lunch breaks. The applicant has provided swept path diagrams to show that vehicles can reverse into the site, and drive out in forward gear.

- 10.26 The B1 office is able to utilise the Council's existing business waste collection service for Hampstead, which currently services Downshire Hill (at the junction with Rosslyn Hill) location between 06:00-08:00, 18:00-20:00 and 24:00-02:00. The school is proposing to utilise a private waste collector, which will service the site once a week. Both refuse collection services will utilise on-street refuse collection which is keeping in line with already established refuse collections measures for the area.
- 10.27 In accordance with Policy A1 of the Local Plan, and due to the size and location school and B1 office, a combined Servicing Management Plan (SMP) is required for the development as a means of establishing and securing further details of the servicing arrangements described above. Monitoring and review of the SMP will take place as part of the Travel Plan monitoring, normally in years 1, 3 and 5 following completion of the development.
- 10.28 The SMP would need to be secured by a Section 106 planning obligation if planning permission is granted.

Managing the impacts of construction on the surrounding highway network

- 10.29 Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). The policies also relate to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 10.30 Officers' primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion. The proposal could lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality) since this is a residential area. The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A Construction Management Plan (CMP) must therefore be secured as a Section 106 planning obligation if planning permission is granted. The CMP (in the Councils pro-forma) will need to be submitted once a Principal Contractor has been appointed, and would need to be approved by the Council prior to any works commencing on site. A CMP implementation support contribution of £7,564.50 will also need to be secured as a Section 106 obligation if planning permission is granted.

Highway and public realm improvements directly adjacent to the site

- 10.31 Paragraph 6.11 of the Local Plan states that the Council will repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces. The footway and carriageway directly adjacent to the site could be damaged significantly as a direct result of the proposed works. We would therefore need to secure a financial contribution for highway works as a section 106 planning obligation if planning permission is granted. This contribution will also include level changes to the pavement on Downshire Hill, providing level access to the B1 office element. This would allow the proposal to comply with Policy A1 of the Local Plan. A cost estimate for

highway works has been requested from our Design Engineering Team and will be reported once received.

Traffic Management Order changes

- 10.32 The paid for parking bay adjacent to the building on Rosslyn Hill is proposed to be converted to a School Keep Clear area, allowing access for emergency vehicles and restricting other vehicles from parking or stopping to drop off/pick up. It is also proposed to include a general disabled bay in this section. The cost for the Traffic Management Order (TMO) changes has been requested will be reported once received, however the financial contribution for the TMO changes would need to be secured as a section 106 planning obligation if planning permission is granted.

Pedestrian, Cycling and Environmental (PCE) improvements

- 10.33 The Council, through its policies and strategies aims to encourage sustainable and active travel such as public transport, walking and cycling as the primary modes of transport for short journeys within the borough, and is committed to improving public transport, cycling and pedestrian routes in the area. Abacus School is also committed to ensuring all trips are done by active and sustainable modes of travel.
- 10.34 The Council will seek to secure a contribution for Pedestrian, Cycling and Environmental improvements as a section 106 planning obligation if planning permission is granted. This would be used by the Council alongside contributions secured from other major developments and funding from other sources to introduce measures and transform the public highway in the general vicinity of the site. The contribution would most likely be focussed towards improving public transport, and cycling and walking routes in the local area, thereby helping to encourage pupils, staff and visitors to use public transport, walk and cycle to and from the site.
- 10.35 As discussed in the cycle parking section above, the development would not provide any short stay cycle parking spaces on site. The Council will implement short stay spaces on the public highway adjacent to the site. The cost of these cycle parking spaces are incorporated within the contribution. The contribution is currently being worked on by officers and will be forwarded once received.

Conclusion

- 10.36 In transport terms, the trip difference between the former police station use based on comparators and the school would be less. The school travel plan relies on the school utilising sustainable modes of transport in accordance with its undertaking e.g., walking and buses. Appropriate cycle and scooter parking is proposed to facilitate this. The proposals rely on the continued commitment and monitoring through a travel plan, which is secured by section 106. Given the above, the proposals are considered acceptable in transport terms.

11.0 Accessibility

- 11.1 Camden Local Plan policy C6 seeks to promote fair access and remove barriers that prevent everyone from accessing facilities and opportunities. This is especially important as the school would be open to the public and should provide an inclusive

environment and the highest standard of accessibility for users. The accessible design officer has considered the proposals.

- 11.2 The introduction of level access at the main entrance and to all playground levels is welcomed. The ramp at the front will allow level access to the principal elevation, which is essential requirement. Internal alterations, including lifts, would hugely improve the accessibility within the building. Officers are satisfied that the school buildings would be accessible. The office use would also be fully accessible.

12.0 Air Quality

- 12.1 Camden Local Plan policy CC4 is relevant with regards to air quality. An Air Quality Assessment (AQA) has been submitted as part of this application.
- 12.2 The previous application was refused on the grounds of failure to demonstrate that there would be no impact in terms of air quality.
- 12.3 Parts of Camden have some of the poorest air quality levels in London and consequently the whole of the borough has been declared an Air Quality Management Area. Policy DP30 requires air quality monitoring to be considered on larger developments.
- 12.4 The Council requires major developments to be air quality neutral. If air pollution levels are found to be over the annual mean then the applicant must provide an indication of the number of receptors, particularly sensitive receptors, for a school, which will be exposed to poor air quality as a result of the development, their location and justify any mitigation measures.
- 12.5 The Air Quality exceeds the annual mean for nitrogen dioxide for the lower floors at the front of the building but suitable mitigation is proposed through mechanical ventilation with heat recovery with the air intake at the first floor, away from the busy roads. The development is Air Quality Neutral. An Air Quality Officer has assessed the proposals and is satisfied that there would be sufficient air quality for students and that there would be no material air quality impact. The student entrance to the school (off Downshire Hill) and the playground (at the back of the building) are away from the busy road and therefore in line with the emerging London Plan. The school at its current location at Camley Street is achieving Bronze STARS (Sustainable Travel: Active Responsibility, Safe) at this temporary site and will target Gold STARS if relocated to the Former Hampstead Police Station. It should be noted that the current site is substantially further from its catchment than the proposed site. Officers note that all parents will be asked to agree to Abacus' walk to school policy.
- 12.6 Given the above, officers are satisfied that the proposals will provide adequate air quality for the school and will not impact on the surrounding area.

13.0 Basement/excavation

- 13.1 No basement is proposed in this application. There would be some removal of earth in the playground at the rear, however, the proposed area of earth to be removed is not below any buildings. The area of earth to be removed is above the nearest buildings on Downshire Hill and therefore would not affect the structure of these properties. The amount of earth to be removed is not considered significant – the greatest depth of earth to be removed is 73cm. The earth removal is considered landscaping works that would not require planning permission. Given the above, a BIA is not required in this instance.
- 13.2 The excavation required for the acoustic barrier would be very minor and would therefore not impact on any neighbouring structures.

14.0 Energy and Sustainability

- 14.1 Pursuant to London Plan policies 5.2, 5.3, 5.6m, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15 and 5.17 and Camden Local Plan policies CC1, CC2, CC3 and CC4 all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.
- 14.2 The proposals reuse an existing building. The overall 68% carbon reduction, compared to the existing building, exceeds the minimum 35% reduction target. The revised Energy Strategy report includes Air Source Heat Pumps which should achieve an 11% reduction in carbon emissions from renewables. The revised BREEAM pre assessment rating of 'Very Good' is acceptable for the refurbishment of a listed building.
- 14.3 A section 106 obligation is attached to ensure that the energy and sustainability targets are met.

15.0 Nature conservation and biodiversity

- 15.1 Camden local Plan policy A3 (Biodiversity) seeks to protect and enhance biodiversity. Hampstead Neighbourhood Plan NE4 supports biodiversity.
- 15.2 An Ecological Appraisal which included a full Habitat Survey, was submitted as part of the application, which was assessed by a Biodiversity Officer.
- 15.3 No part of the site has any ecological designation. No notable species or plants were found on the site.
- 15.4 Only a small part of the building would be demolished; the single storey element. This is the area which has been surveyed and no bats were found to be roosting here. The south-east corner of the building would not be redeveloped or altered and therefore there is no impact on bats.
- 15.5 Objections have raised concerns about the impact on animals and plants from light spill from the school, particularly from the skylights proposed on the stable block.

The school would operate during the day and would not generate much light. The amount of light generated by the school would be unlikely to be more than a domestic use or other civic use.

- 15.6 As such, the impact on bats and biodiversity is considered acceptable subject to conditions on precautionary working and bird and bat boxes.

16.0 Trees

- 16.1 Camden local Plan policy A3 (Biodiversity) seeks to protect trees. Hampstead Neighbourhood Plan policy NE2 (Trees) also seeks to protect trees. A tree report was submitted with the application which was duly considered by a Council Tree Officer.
- 16.2 The previous application was refused on the failure to demonstrate there would be no impact on trees. The current proposals feature much less significant extensions.
- 16.3 No trees would be removed under the proposals. Seven trees and two groups of trees were assessed in the submitted report. The report found that there would be no impact on trees as a result of the development. Given there are no trees in close proximity to the buildings to be demolished or the new buildings to be built, officers agree that there would be no impact on trees.

17.0 Fire safety

- 17.1 Emerging London Plan policy D3 (Inclusive design) requires proposals to set out how access and inclusion will be maintained and managed, including fire evacuation procedures. Policy D11 (Fire safety) all development proposals must achieve the highest standards of fire safety. Whilst fire safety is currently dealt with under Building Control legislation, the Planning process acts as a 'gateway' to consideration of the issue and we seek to ensure that appropriate consideration has been given.
- 17.2 Objections have been received that the premises are safe in terms of fire risk. Local residents commissioned their own report on fire safety. Please see the objection section of this report for full details.
- 17.3 The applicant team's fire consultant has responded to the objections raised and state that the proposals will meet standard BB100, with sufficient stairways, refuges for wheelchair users and an escape strategy, amongst other provisions.
- 17.4 The fire safety issues have been discussed with Building Control officers who do not consider there any reason why the building is unsuitable for use as a school. The proposed school would require a Building Regulations application and construction drawings demonstrating compliance with all relevant parts of the Building Regulations. The Building Regulations application process requires a consultation with the local fire service to ensure compliance can be achieved with both the Building Regulations and The Regulatory Reform (Fire Safety) Order 2015.

- 17.5 Given the above, the proposals are considered acceptable on safety issues in terms of planning.

18.0 Mayor of London's Crossrail CIL

- 18.1 The proposed school would not be liable for the Mayor's CIL.
- 18.2 The proposed business use would be liable for the Mayor of London's Community Infrastructure Levy (CIL) given the building has been vacant since 2013. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index. The site is located in the Outer London zone where £80 is charged per square metre. For office use with a floorspace of 231sqm, the charge would be £18,480.

19.0 Camden CIL

- 19.1 The proposed school would not be liable for Camden's CIL.
- 19.2 The proposed business use would be liable for the Camden Community Infrastructure Levy (CIL) given the building has been vacant since 2013. This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index. The site is located within Zone C where £25 is charged per square metre. For office use with a floorspace of 231sqm, the charge would be £5,775.

20.0 Conclusion

- 20.1 The proposed school would be a one-form entry school with a maximum of 210 pupils. The proposals have been much scaled down from the refused application which proposed 420 pupils and significant extensions.
- 20.2 The principle of the change of use from a police station (Sui Generis) to a school (Class D1) and on the basis that it would bring a vacant public building back into beneficial community use accords with national, strategic and local planning policy and supported in land use terms. The question of lack of defined need for a school or the cost of the school are not planning considerations. Furthermore, the school is not new, but already fully operational and relocated closer to the catchment area.
- 20.3 The proposals remove some historic fabric, which results in minor harm; however, it also allows for the retention of the areas and fabric of significance and indeed enhance the retained historic fabric in a positive and appropriate manner. Maintaining the civic character of the building is considered positive in heritage terms. The applications are supported in terms of the heritage benefit and for the

potential future viable use of these interesting buildings for the public benefit. The extensions proposed have been significantly scaled back from the 2016 refusal of permission and are now considered to be subordinate to the main building and preserve the character and appearance of the conservation area.

- 20.4 Given that school numbers would be capped at half the level of the refused scheme, the proposals would generate much fewer vehicle trips. Transport officers consider that the school would put in sufficient measures in place to discourage driving, which the Council can monitor via S106 green travel plan, and the proposals are therefore considered acceptable in general in transport terms.
- 20.5 The proposals would be air quality neutral and air for the school would be taken from the rear with a barrier to particulates generated by vehicle traffic. All external play would take place at the rear of the building. Officers consider the proposals acceptable in air quality terms.
- 20.6 On the balance of all material planning considerations the proposals are considered acceptable and that the applicant has resolved the reasons for refusal of the previous application, with a much reduced scheme. It is therefore recommended that planning permission and listed building consent be granted.

21.0 Recommendations

Planning Permission is recommended subject to conditions and a Section 106 legal agreement covering the heads of terms listed below.

Land use

- Community Use Plan for the school facilities

Energy and sustainability

- Sustainability and energy measures for the whole development in accordance with approved statements

Transport

- Car free development for the school and the B1 use.
- School Travel Plan and associated monitoring and measures contribution of £9,618
- Annual review of the School Travel Plan
- Establish School Travel Plan Review Group to include a local resident representative
- Appoint a local resident representative as a Community Governor
- Servicing Management Plan
- Construction Management Plan and associated implementation support contribution of £7,564.50
- Financial contribution for highways works and Traffic Management Order changes - £22,451.59.
- PCE contribution including for the provision of off-site cycle parking - £51,478.65.

Listed building consent is recommended subject to conditions.

22.0 Legal Comments

22.1 Members are referred to the note from the Legal Division at the start of the Agenda.

23.0 Conditions – planning application

1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing drawings: E - 1732 - 000 A, E - 1732 - 100 C, E - 1732 - 101 C, E - 1732 - 102 C, E - 1732 - 103 C, E - 1732 - 104 C, E - 1732 - 105 C, E - 1732 - 106 B, E - 1732 - 107 B, E - 1732 - 108 B, E - 1732 - 109 B, E - 1732 - 110 B, E - 1732 - 111 B, E - 1732 – 112 D.</p> <p>Proposed drawings: P - 1703 - 252 B, P - 1732 - 301 A, P - 1732 - 302 C, P - 1732 - 304 B, P - 1732 - 305 C, P - 1732 - 307 B, P-1732-9001B,, P - 1732 309 C, P - 1732 – 310 A, Arbtech AIA 01, Arbtech TPP 01, P - 1732 - 001 B, P - 1732 – 100 H, P - 1732 – 101 E, P - 1732 - 102 G, P - 1732 – 103 G, P - 1732 – 104 C, P - 1732 - 105, P - 1732 - 106, P - 1732 - 107, P - 1732 - 108, P - 1732 -200 C, P - 1732 – 201 D, P - 1732 – 202 D, P - 1732 – 203 C, P - 1732 – 204 F, P - 1732 – 250 B, P - 1732 – 251 F, D - 1732 - 100 E, D - 1732 - 101 E, D - 1732 - 102 E, D - 1732 - 103 D, D -1732 – 105A 100P4, 101P5, 102P4, 103P4, 104P4, 300P4, 301P4, 500P4, 501P4, 502P4, 700P4, 5004713-RDG-XX-00-PL-E-0101D, 5004713-RDG-XX-00-PL-E-0201E, 5004713-RDG-XX-00-PL-E-0601C, 5004713-RGF-XX-01-PL-E-0101D, 5004713-RGF-XX-01-PL-E-0201D, 5004713-RDG-XX-01-PL-E-0601C, 5004713-RDG-XX-02-PL-E-0601C, 5004713-RDG-XX-02-PL-E-0101D, 5004713-RDG-XX-02-PL-E-0201D, 5004713-RDG-XX-LG-PL-E-0601C, 500413-RDG-XX-LG-PL-E-0101F, 5004713-RDG-XX-LG-PL-E-0201E, 5004713-RDG-XX-LG-PL-E-0601C, 5004713-RDG-XX-RF-PL-E-0101C, 5004713-RDG-XX-RF-PL-ME-8301A, 5004713-RDG-XX-00-PL-M-4501C, 5004713-RDG-XX-01-PL-M-4501C, 5004713-RDG-XX-02-PL-M-4501C, 5004713-RDG-XX-LG-PL-M-4501C, 5004713-RDG-XX-00-PL-M-4401E, 5004713-RDG-XX-01-PL-M-4401C, 5004713-RDG-XX-02-PL-M-4401C, 5004713-RDG-XX-LG-PL-M-4401C, 5004713-RDG-XX-00-PL-M-4101E, 5004713-RDG-XX-01-PL-M-4101C, 5004713-RDG-XX-02-PL-M-4101C, 5004713-RDG-XX-LG-PL-M-4101C, 5004713-RDG-XX-01-PL-M-4301G, 5004713-RDG-XX-02-PL-M-4301F, 5004713-RDG-XX-LG-PL-M-4301F, 5004713-RDG-XX-XX-EL-M-4300B, 5004713-RDG-XX-00-PL-M-4301G, 5004713-RDG-XX-XX-SC-M-4001F, 5004713-RDG-XX-XX-XX-M-4301, 5004713-RDG-XX-ST-PL-E-0901A, 5004713-RDG-XX-XX-DT-M-4300A,</p>

	<p>5004713-RDG-XX-XX-SM-E-0001B, 5004713-RDG-XX-ST_PL-E-0901.</p> <p>Supporting documents: Design and Access Statement (SA) May 2019, Planning Statement (JLL) May 2019, Statement of Community Involvement (JLL) May 2019, Arboricultural Method Statement (Arbtech) 5 February 2019, Heritage Statement (JLL) March 2019, Stage 3 Structural Report (Blue Engineering) May 2019, Window Survey Report Rev. A (Stride Treglown) 15.04.19, Photo Schedule – lower ground floor, ground floor, first floor, second floor, annex, Transport Assessment (Paul Mew Associates) April 2019, Highways Technical Note (Paul Mew Associates) September 2019, Draft Green Travel Plan (Paul Mew Associates) May 2019, Servicing and Refuse Strategy/Management Plan (Paul Mew Associates) April 2019, Air Quality Assessment (Ridge and Partners) May 2019, Air Quality Monitoring Report V2 AQ106285-2 (Rec) June 2019, Planning Noise Assessment 19/0084/R1 Revision 1 (Cole Jarman) 25 September 2019, Energy Strategy Report 2.7 (Ridge) 28 October 2019, BREAAAM Pre-Assessment Feasibility Report (Ridge) 6 September 2019, Preliminary Ecological Appraisal Survey 1.3 (Arbtech) 18/04/2019, Draft Construction Management (Paul Mew Associates) May 2019, Community Use Lettings Policy (CfBT Schools Trust) September 2018, Daylight & Sunlight Amenity (Neighbouring) Study (Rapleys) October 2019, Building Services Statement (Ridge) 21st March 2019, Bat Emergence and Re-entry Surveys (Arbtech) 11/07/2019, Technical Note CL5602/dm/21rp (A Jensen Hughes Company) 10th September 2019, Jane Simpson Access 2nd September 2019.</p> <p>BREEAM UK Refurbishment and Fit-out 2014 Pre-assessment (BRE) 06 September 2019.</p>
3	<p>Detailed drawings/samples</p> <p>Detailed drawings, and/or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <ul style="list-style-type: none"> a) Detailed drawings (at a scale of 1:20) of the extended front steps and the accessible gate, along with the ramp handrail and railings (new railings should match the existing railings) shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. b) A sample of the proposed acoustic timber screen, which should include a galvanised metal grid attached to allow climber plants. <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.</p>
4	<p>New windows</p> <p>All new windows to the main elevations should follow the historic fenestration form with details and typical sections to match existing. Detailed drawings of new external windows shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.</p>

	Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.
5	<p>External fixtures</p> <p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.</p>
6	<p>Noise</p> <p>The design of the development shall be of such a standard that it will protect residents in adjoining buildings from noise from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
7	<p>Acoustic screen</p> <p>The approved acoustic screen shall be erected, retained and maintained in its entirety, prior to the first operation of the school.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
8	<p>Mechanical ventilation/plant</p> <p>The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum green noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>

9	<p>Hours of use – school</p> <p>The school shall not operate except between 08:50 to 18:00 Monday to Friday.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
10	<p>Weekday use of playground</p> <p>The playground shall not be used for more than 120 minutes per day during the week.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
11	<p>Weekend use of the playground</p> <p>The playground (not including the external area under the canopy) shall not be used for more than four weekends per year.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
12	<p>Refuse and recycling</p> <p>Prior to first occupation of the school, the refuse and recycling storage areas as shown on the drawings hereby approved shall be provided and shall be permanently maintained and retained as such thereafter.</p> <p>Reason: To safeguard the amenities of adjoining neighbours in accordance with the requirements of Camden Local Plan policy CC5.</p>
13	<p>Non-road mobile machinery</p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of Camden Local Plan policies A1 and CC4.</p>

14	<p>Cycle parking</p> <p>Prior to first occupation, the following bicycle parking shall be provided:</p> <ul style="list-style-type: none"> - 28 CPG Transport compliant long stay cycle spaces for the school - 4 CPG Transport compliant long stay cycle spaces for the B1 office use <p>All such facilities shall thereafter be permanently maintained and retained.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with Camden Local Plan policies T1 and T2, the London Plan and CPG Transport and policies TT1 and TT2 of the Hampstead Neighbourhood Plan.</p>
15	<p>210 pupils</p> <p>There shall be no more than 210 pupils attending the school (on the school roll) at any one time.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017 and to reduce transport impact in line with policies T1, T2 and T3 of the Camden Local Plan and policies TT1 and TT2 of the Hampstead Neighbourhood Plan.</p>
16	<p>Method statement - bats</p> <p>Prior to commencement of works a method statement for a precautionary working approach to demolition and construction should be submitted to the Local Authority and approved in writing. This shall include approaches to mitigate the impact on bats, including impact of lighting during works. All site operatives must be made aware of the presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England, evidence of which should be submitted to the Local Authority.</p> <p>Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with policy A3 of the London Borough of Camden Local Plan 2017.</p>
17	<p>Bird and bat boxes</p> <p>Prior to commencement on the relevant part of the development, a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.</p> <p>Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy A3 of the London Borough of Camden 2017.</p>

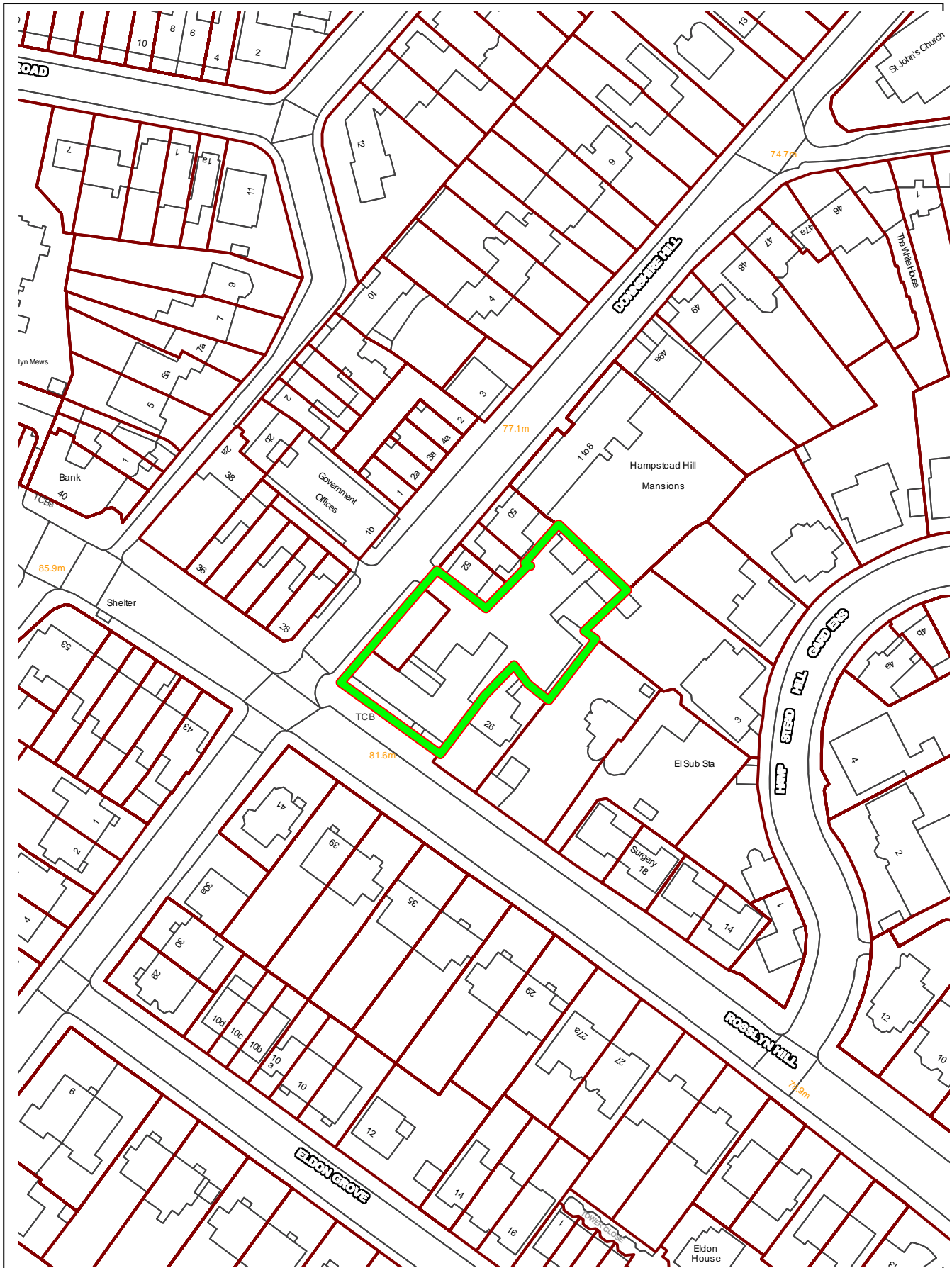
24.0 Conditions – listed building consent

1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing drawings: E - 1732 - 000 A, E - 1732 - 100 E, E - 1732 - 101 C, E - 1732 - 101 B, E - 1732 - 102 C, E - 1732 - 103 C, E - 1732 - 104 C, E - 1732 - 105 C, E - 1732 - 106 B, E - 1732 - 107 B, E - 1732 - 108 B, E - 1732 - 109 B, E - 1732 - 110 B, E - 1732 - 111 B, E - 1732 - 112 D.</p> <p>Proposed drawings: P - 1703 - 252 B, P - 1732 - 301 A, P - 1732 - 302 C, P - 1732 - 304 B, P - 1732 - 305 C, P - 1732 - 307 B, P - 1732 - 308 A, P - 1732 - 309 C, P - 1732 - 310 A, Arbtech AIA 01, Arbtech TPP 01, DT M 4300 A, EL M 4300 B, EL M 4301, SC M 4001 F, SM E 0001 B, P - 1732 - 001 B, P - 1732 - 100 H, P - 1732 - 101 E, P - 1732 - 102 G, P - 1732 - 103 G, P - 1732 - 104 C, P - 1732 - 105, P - 1732 - 106, P - 1732 - 107, P - 1732 - 108, P - 1732 - 200 C, P - 1732 - 201 D, P - 1732 - 202 D, P - 1732 - 203 C, P - 1732 - 204 F, P - 1732 - 250 B, P - 1732 - 251 D, PL E 0101 F, PL E 0201 E, PL E 0601 D, PL M 4101 E, PL M 4301 F, PL M 4401 E, PL M 4501 C, PL ME 8301 A, PL E 0901 A, D - 1732 - 100 C, D - 1732 - 101 C, D - 1732 - 102 C, D - 1732 - 103 C, L 8696/1 2D, L 8696/2.</p> <p>Supporting documents: Design and Access Statement (SA) May 2019, Planning Statement (JLL) May 2019, Statement of Community Involvement (JLL) May 2019, Arboricultural Method Statement (Arbtech) 5 February 2019, Heritage Statement (JLL) March 2019, Stage 3 Structural Report (Blue Engineering) May 2019, Window Survey Report Rev. A (Stride Treglown) 15.04.19, Photo Schedule – lower ground floor, ground floor, first floor, second floor, annex, Transport Assessment (Paul Mew Associates) April 2019, Draft Green Travel Plan (Paul Mew Associates) May 2019, Servicing and Refuse Strategy/Management Plan (Paul Mew Associates) May 2019, Air Quality Assessment (Ridge and Partners) May 2019, Air Quality Monitoring Report V2 AQ106285-2 (Rec) June 2019, Planning Noise Assessment 19/0084/R1 (Cole Jarman) 11 April 2019, Energy Strategy Report (Ridge) 17th April 2019, BREAAAM Pre-Assessment Feasibility Report (Ridge) April 2019, Preliminary Ecological Appraisal Survey 1.3 (Arbtech) 18/04/2019, Draft Construction Management (Paul Mew Associates) May 2019, Community Use Lettings Policy (CfBT Schools Trust) September 2019, Daylight & Sunlight Amenity (Neighbouring) Study (Rapleys) April 2019, Building Services Statement (Ridge) 21st March 2019, Bat Emergence and Re-entry Surveys (Arbtech) 11/07/2019.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>

3	<p>Detailed drawings/samples</p> <p>Detailed drawings (at a scale of 1:20) of the extended front steps and the accessible gate, along with the ramp hand rail and railings (new railings should match the existing railings) shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.</p>
4	<p>Salvaging and retention</p> <p>All removed items shall be salvaged with a view to incorporating them into the scheme. This shall include:</p> <ul style="list-style-type: none"> • The glazed dado tiles • Magistrates' Court fittings and furniture • Two cell doors. • Any doors of architectural interest, along with any associated architraves and door furniture, which are to be removed during the course of this scheme, this should include but is not limited to, doors within the Magistrates Court and public waiting area on the first floor. <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.</p>
5	<p>Making good</p> <p>All repair and making good to the brick elevations shall be in matching brick, bond and mortar joint detail.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Camden Local Plan policies D1 and D2 and Hampstead Neighbourhood Plan policies DH1 and DH2.</p>

25.0 Informatives – planning application

1	<p>Waste Comments</p> <p>Following initial investigations, Thames Water has raised concerns over the ability of the existing combined water infrastructure to accommodate the needs of this development proposal. You are advised to discuss issues of water infrastructure with Thames Water Development Planning Department (telephone 0203 577 9998).</p>
2	<p>Water Comments</p> <p>If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.</p>
3	<p>Supplementary Comments – Thames Water</p> <p>We expect surface water to be attenuated to Greenfield run-off rates following London Policy 5.13 and achieve 5l/s/ha.</p> <p>We require the drainage strategy to specify the point(s) of connection and peak discharge rates into the public sewer system for foul and surface water.</p> <p>We require demonstration of how the surface water disposal hierarchy has been implemented for the site and why connection to the combined sewer is the preferred option.</p>



Application No: 2019/2375/P & 2019/2491/L
Former Hampstead Police Station
26 Rosslyn Hill
London, NW3 1PD

Scale:
1:1250
Date:
31-Oct-19



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1. Area between 26 Rosslyn Hill and south wing of police station.



2. Back yard



3. Back yard



4. Back yard



5. Back yard



6. Back yard



7. Vehicle entrance



1. Back yard looking toward 26 Rosslyn Hill and south wing



2. Back yard looking toward neighbouring houses



3. West facade Stable Block



4. General view Stable Block



1. Aerial View from West



2. Aerial View from North



3. Aerial View from East

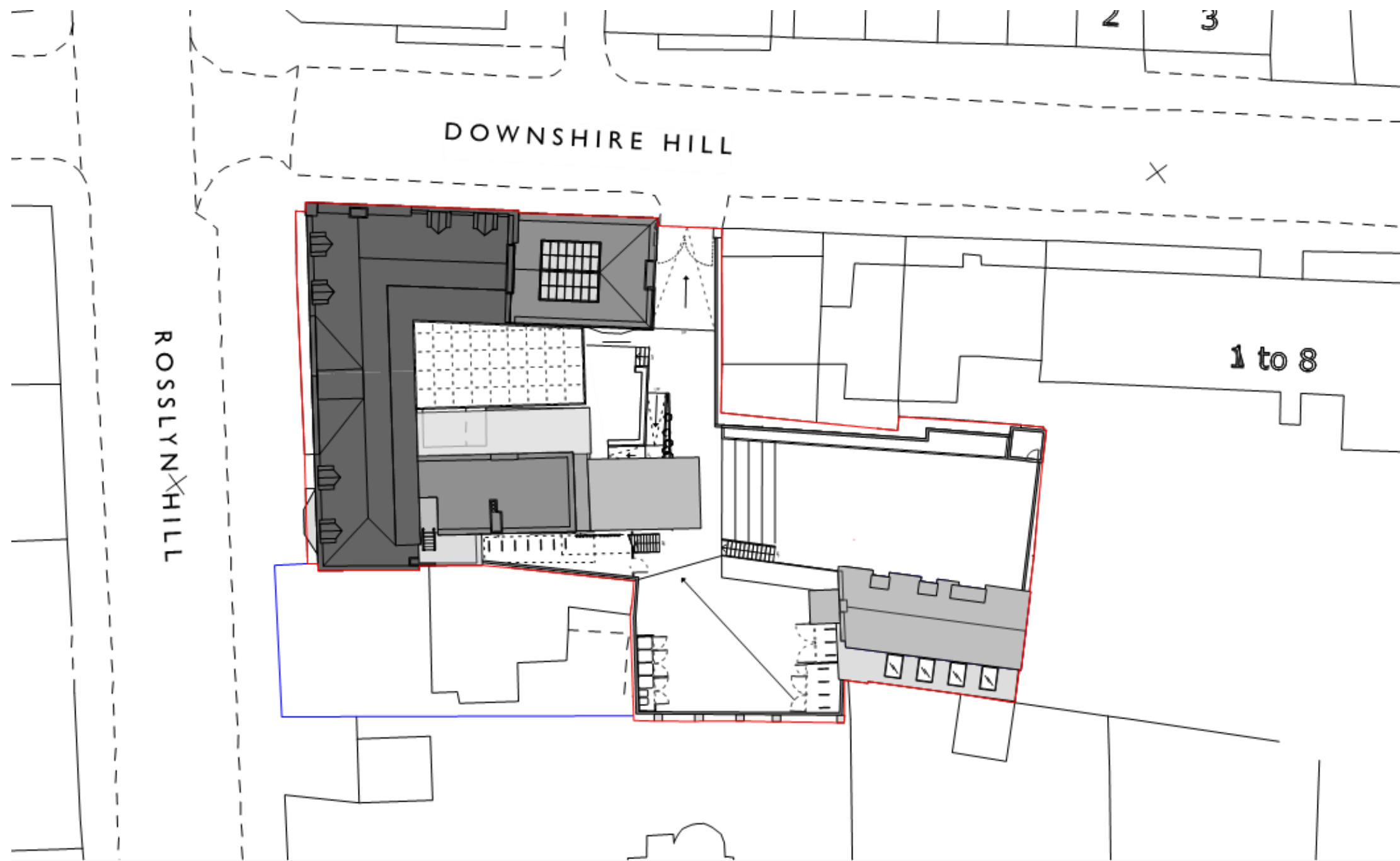


4. Aerial View from South

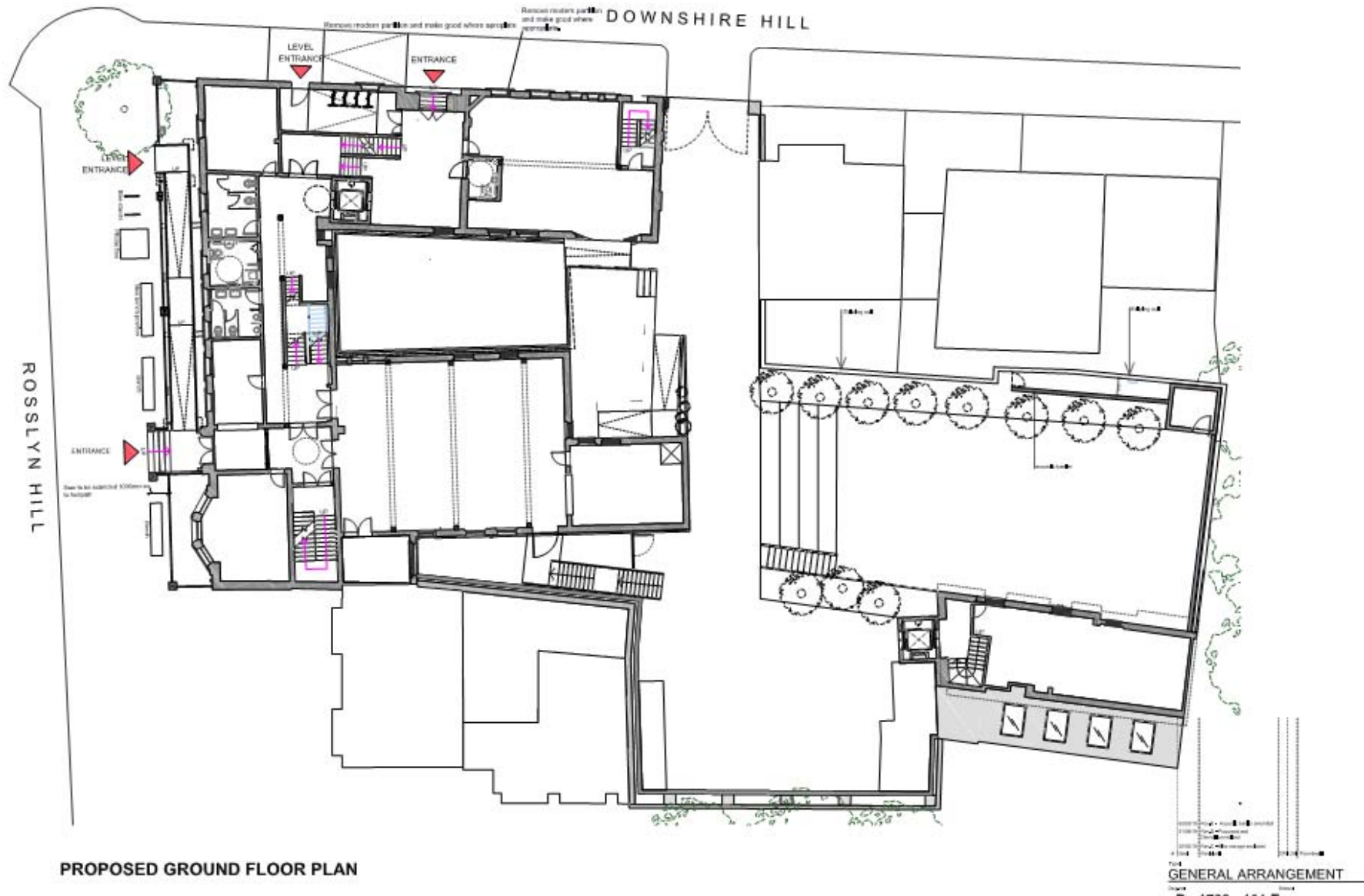


2. Cell

- i) The scale, bulk, height and detailed design of the proposed rear extension and its harm on the listed building and conservation area
- ii) The additional trip generation and traffic congestion
- iii) Impact on amenity of neighbouring residents – scale and intensity of use
- iv) Failure to demonstrate no impact in terms of air quality
- v) Failure to demonstrate no impact on trees
- vi) Further amenity reason – noise.



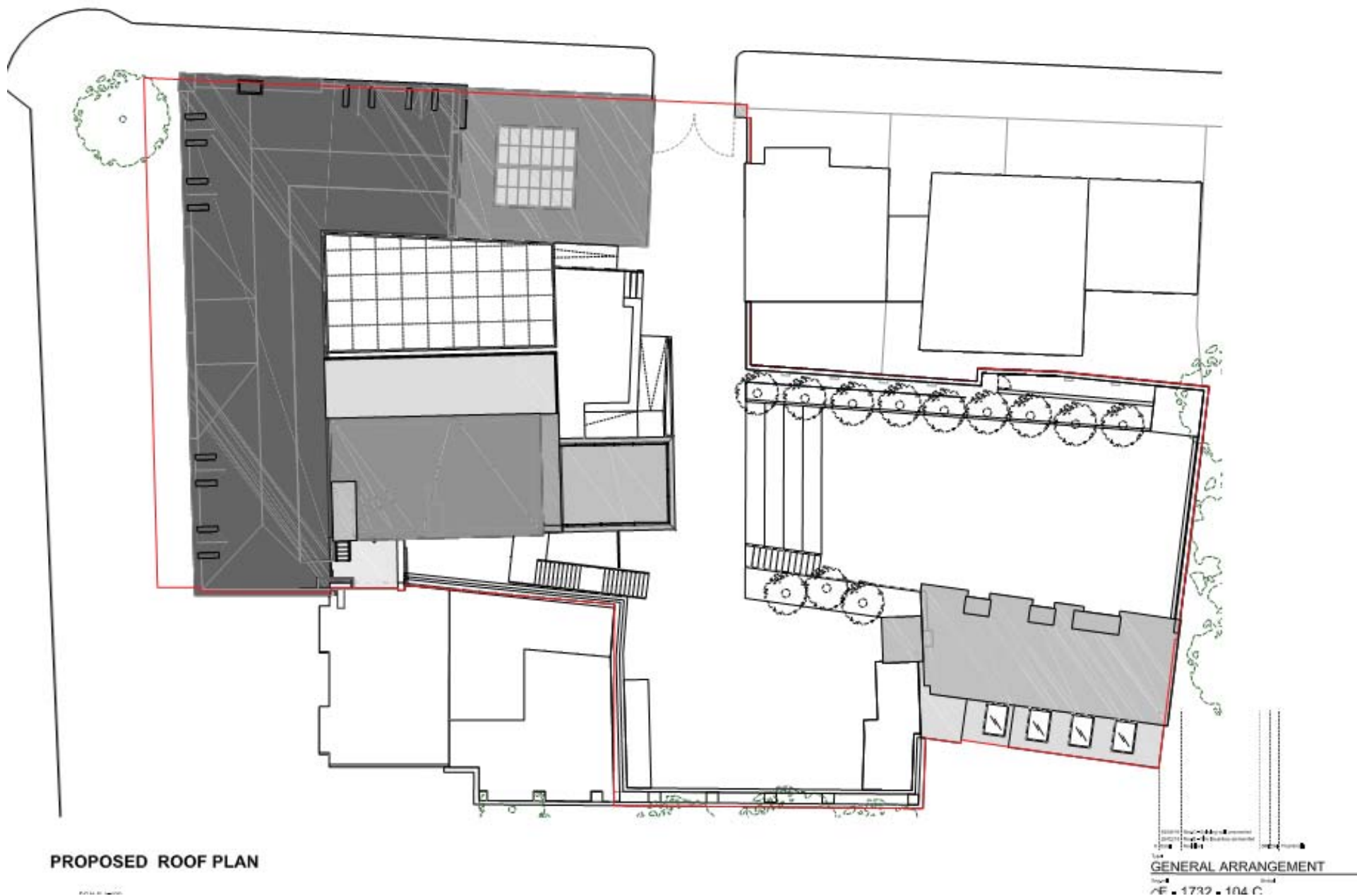






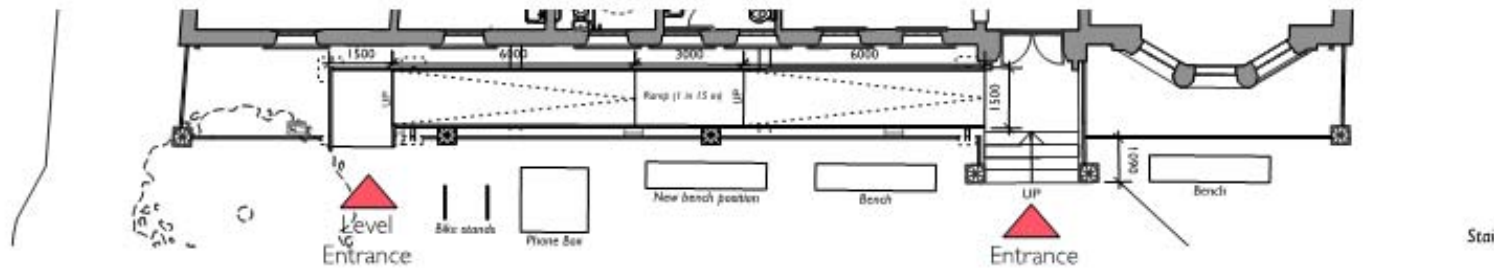








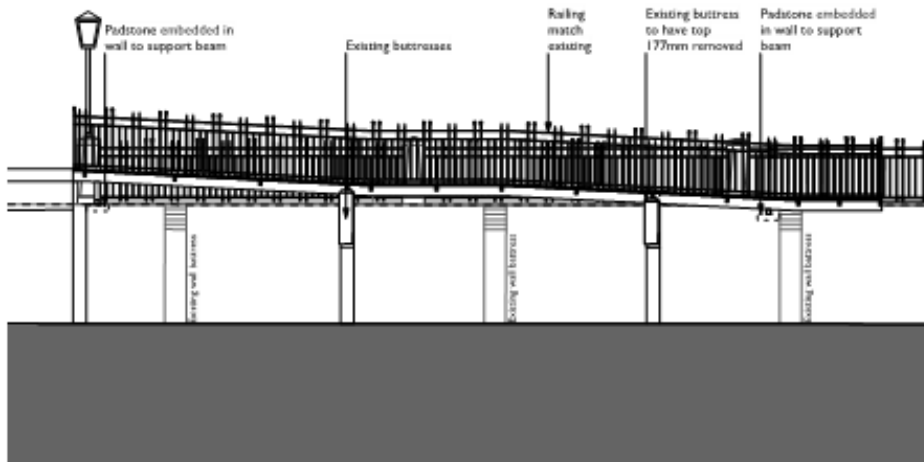
Proposed Rosslyn Hill elevation



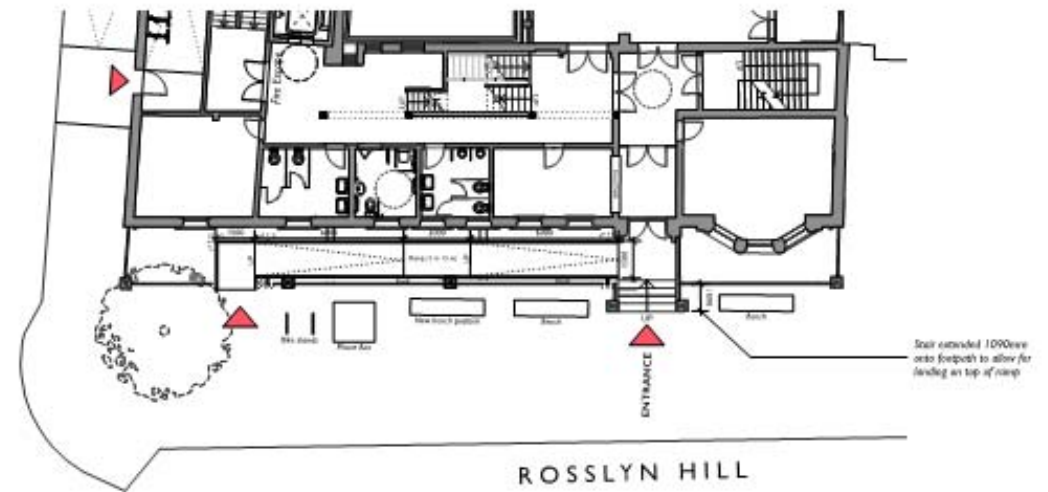
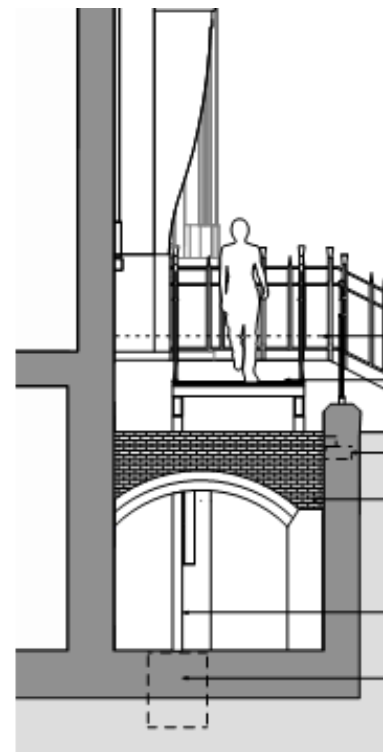
Proposed Rosslyn Hill plan showing the proposed ramp

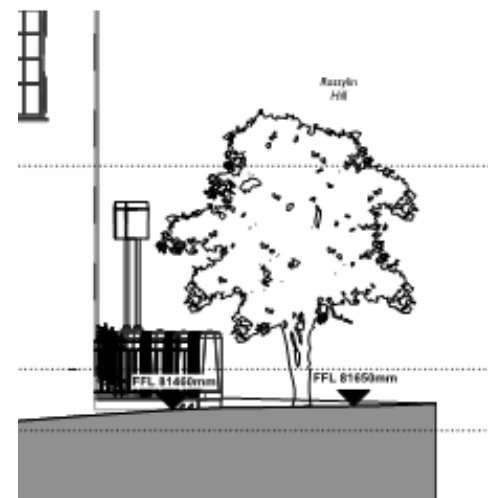


RAMP SECTION BB 1:100 @ A3

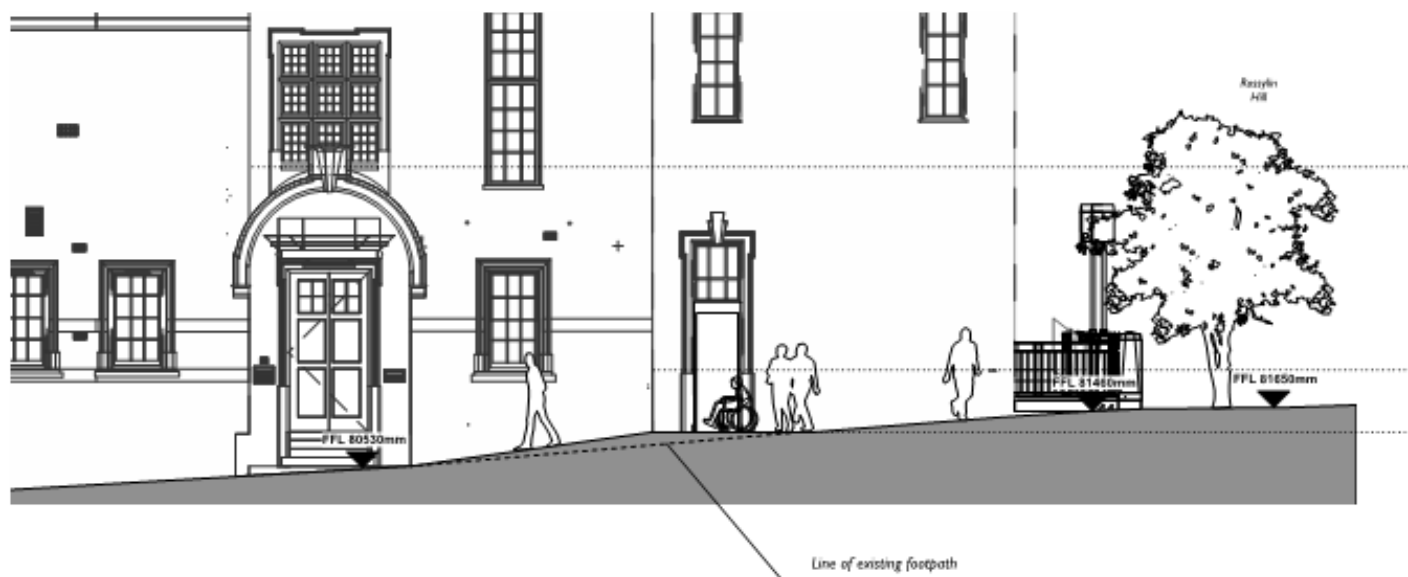


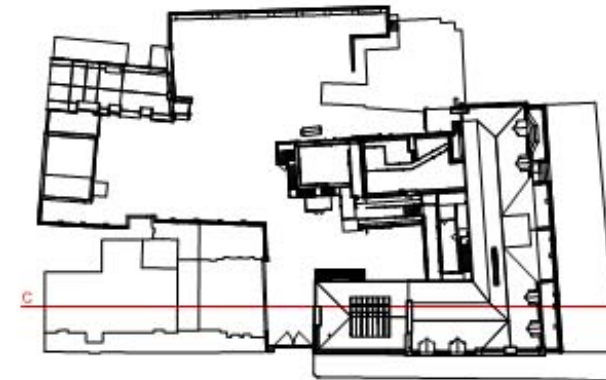
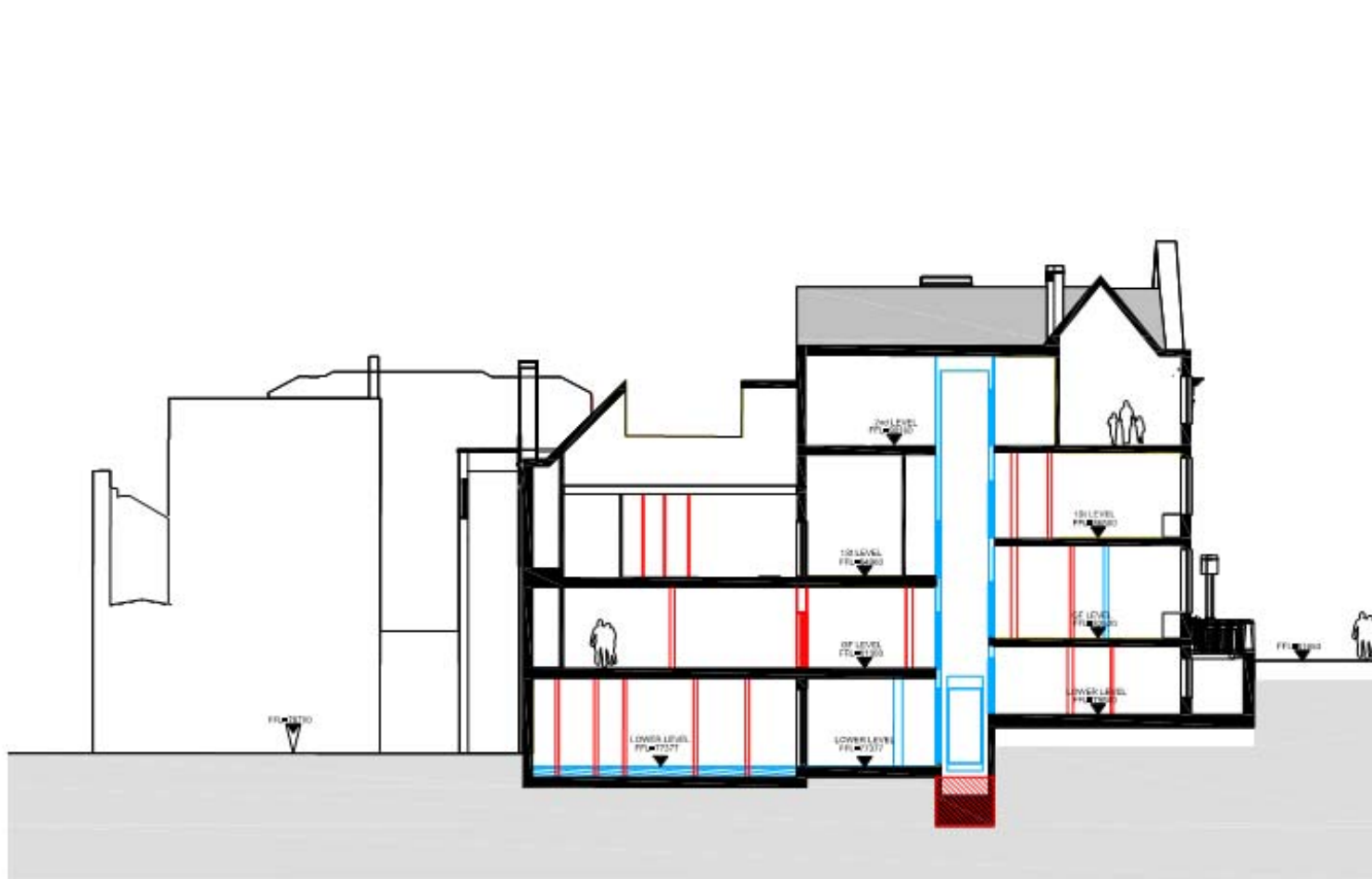
RAMP SECTION CC 1:100 @ A3



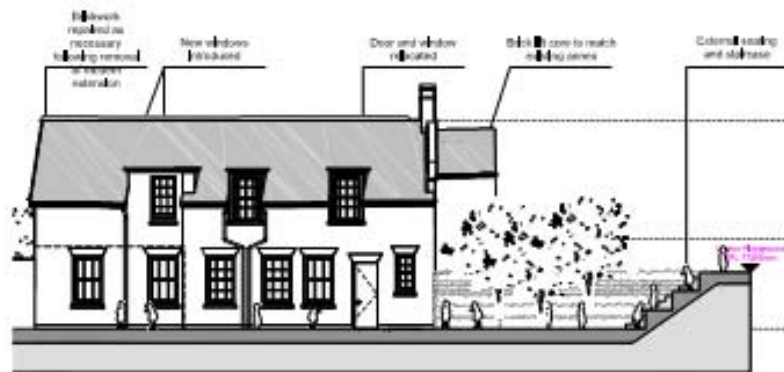


PROPOSED ENTRANCE PLAN

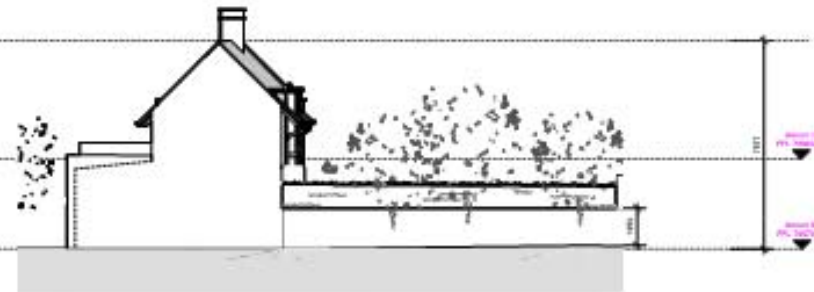




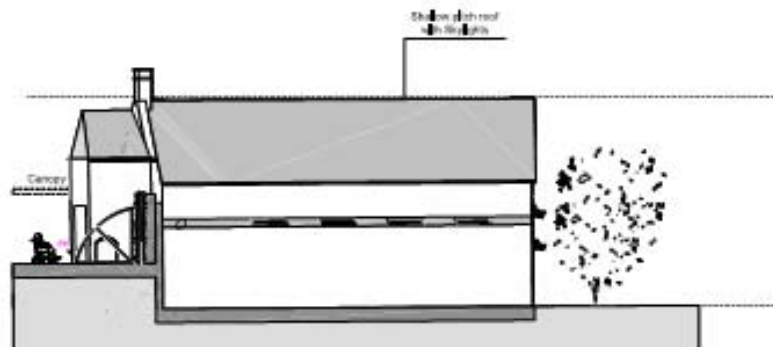
- To be demolished
- To be retained
- To be built



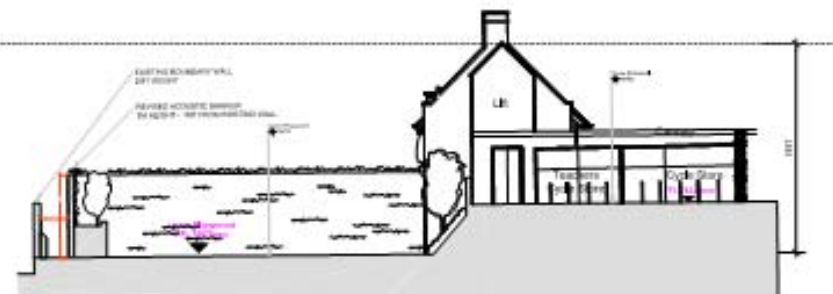
A PROPOSED NORTHWEST ELEVATION



B PROPOSED NORTHEAST ELEVATION

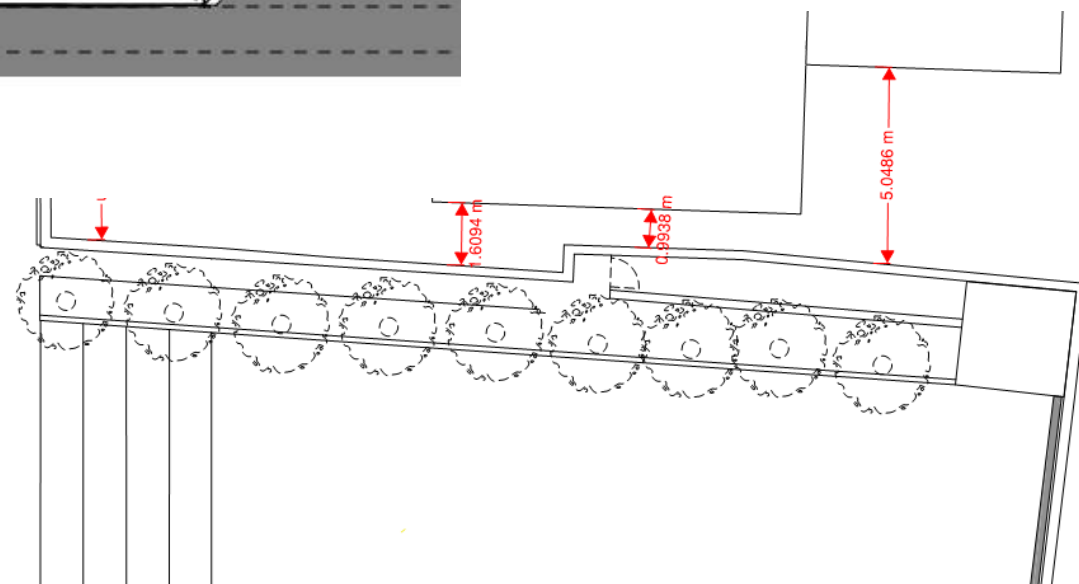
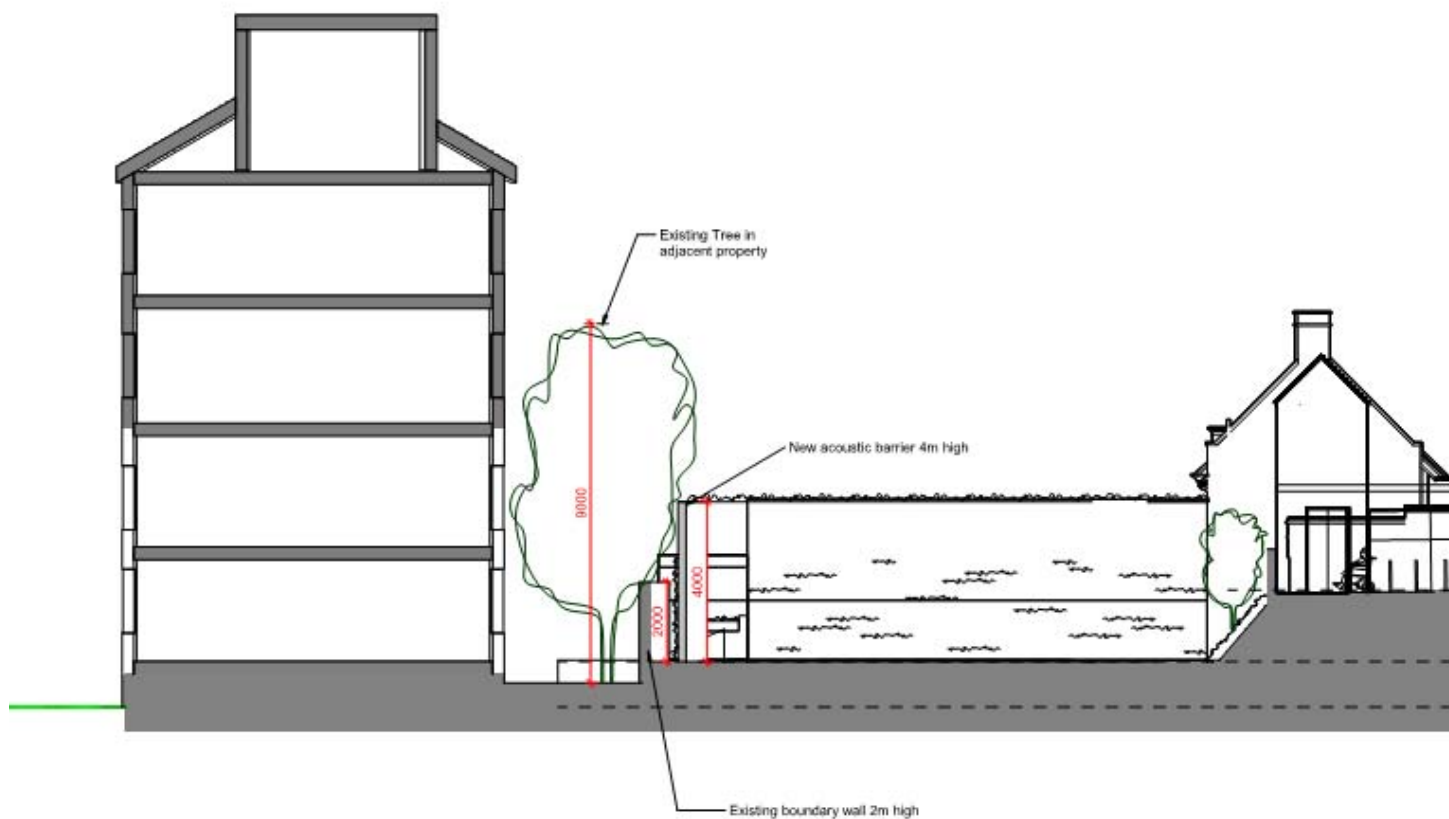


C PROPOSED SOUTHEAST ELEVATION



D PROPOSED SOUTHWEST ELEVATION



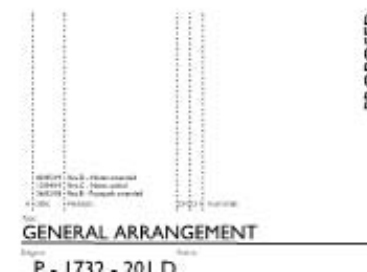
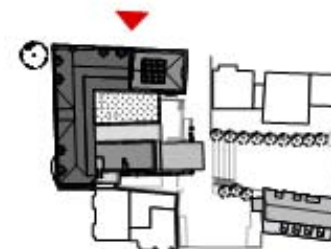




PROPOSED NORTHWEST ELEVATION

New Brickwork will be done in
masonry to a method agreed with
the Local Authority

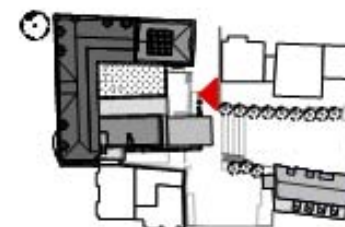
Brickwork and masonry to be
regained in a like for like basis where
necessary



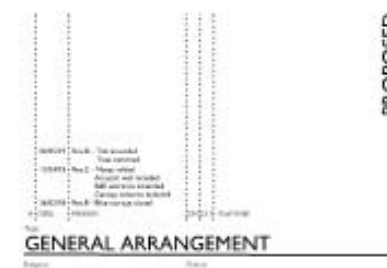


Note: Brickwork will be done to necessary on a wall-to-wall with the Local Authority

Brickwork and accesswork to be required on a like for like basis where necessary



PROPOSED NORTHEAST ELEVATION





Public Document Pack

LONDON BOROUGH OF CAMDEN PLANNING COMMITTEE THURSDAY 14TH NOVEMBER 2019

SUPPLEMENTARY AGENDA

ITEMS ON THE AGENDA

ITEMS 7(2 + 3) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD

Supplementary information (**Pages 7 – 13**)

WRITTEN SUBMISSIONS

ITEM 7(1) FLAT 1, 226 FINCHLEY ROAD, LONDON, NW3 6DH

This item was deferred for further information at the meeting on 8th August 2019. Written submissions presented on this application at that meeting are appended to the main report, with no further submissions accepted.

ITEMS 7(2 + 3) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD

Written submissions objecting the application have been received from:

- Steven Bobasch, Keats Community Library (**Pages 17 – 18**)
- KLP, neighbouring occupiers (**Pages 19 – 20**)
- Barbara Alden, local resident (**Page 21**)
- Christine Liese-Schikaneder, local resident (**Pages 22 – 23**)
- Linda Chung, local resident (**Pages 24 – 25**)
- Patricia Morison, local resident (**Page 26**)
- Christine Hereward, representing local residents (**Page 27**)
- Joachim Liese, local resident (**Pages 28 – 29**)

Written submissions supporting the application have been received from:

- Gadi Weislovits, local resident (**Page 30**)
- Eldon Lehmann, parent of children attending Abacus Belsize Primary School (**Pages 31 – 32**)
- Hedzer and Janne de Haan, parents of children attending Abacus Belsize Primary School (**Page 33**)
- Shira Klasmer, parent of children attending Abacus Belsize Primary School (**Page 34**)
- Dan Ziv, local resident (**Page 35**)

- Mary Sheppard, parent of children attending Abacus Belsize Primary School **(Page 36)**
- Stacey and Keith Gorman, parents of children attending Abacus Belsize Primary School **(Pages 37 – 38)**
- Edoardo Barra and Caterina Gennaioli, parents of children attending Abacus Belsize Primary School **(Page 39)**
- Emily McCarron, parent of children attending Abacus Belsize Primary School **(Pages 40 – 41)**
- Camila Rock, parent of children attending Abacus Belsize Primary School **(Page 42)**
- Gabrielle Levine, local resident **(Pages 43 – 44)**
- Bojana Jovanovic, parent of children attending Abacus Belsize Primary School **(Page 45)**
- Vincent de Lorca, parent of children attending Abacus Belsize Primary School **(Pages 46 – 47)**
- Darla Hocking, parent of children attending Abacus Belsize Primary School **(Pages 48 – 49)**
- Emma Sterland, chair of the Abacus Belsize Primary School Parent Teacher Association **(Pages 50 – 51)**
- Caryn Lehmann, parent of children attending Abacus Belsize Primary School **(Page 52)**
- Brigid Panet, local resident **(Page 53)**

DEPUTATION REQUESTS

ITEM 7(1) FLAT 1, 226 FINCHLEY ROAD, LONDON, NW3 6DH

This item was deferred for further information at the meeting on 8th August 2019. Deputation statements presented on this application at that meeting are appended to the main report, with no further deputations permitted.

ITEMS 7(2 + 3) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD

Deputation requests objecting to the application have been received from:

- Andrew Neale, representing Hampstead Community for Responsible Development (HCRD) and local residents. **(Pages 57 – 60)**
- Kate Frod, Headteacher of Eleanor Palmer Primary School **(Pages 61 – 62)**

A deputation request in support of the application has been received from Tim Byrne, agent, and Vicki Briody, Headteacher of Abacus Belsize Primary School. **(Pages 63 – 66)**

Councillors Maria Higson and Stephen Stark have indicated that they wish to address the Committee as ward councillors for Hampstead Town. Councillor Higson has provided an accompanying statement. **(Pages 67 – 68)**

Councillors Steve Adams, Luisa Porritt and Tom Simon have indicated that they wish to address the Committee as ward councillors for the neighbouring ward of Belsize. Councillors Porritt and Simon have provided an accompanying statement. **(Pages 69 – 70)**

Councillor Angela Mason has indicated that she wishes to address the Committee in her capacity as Cabinet Member for Best Start for Children and Families.

ITEM 7(5) EDINBORO CASTLE, 57 MORNINGTON TERRACE, LONDON, NW1 7RU

A deputation request objecting to the application has been received from David Auger, local resident and representing Clarkson and Mornington Tenants and Residents Association **(Pages 71 – 79)**

A deputation request in support of the application has been received from Ryan Beckwith, agent for the applicant. **(Page 80)**

Councillor Heather Johnson has indicated that she wishes to address the Committee as ward councillor for Regent's Park.

ITEMS 7(6 + 7) 53-55 CHALTON STREET AND 60 CHURCHWAY, LONDON, NW1 1HY AND 70 CHURCHWAY, LONDON, NW1 1LT

Councillor Paul Tomlinson has indicated that he wishes to address the Committee as ward councillor for St Pancras and Somers Town.

Dan Rodwell
for the Borough Solicitor

Issued on Wednesday 13th November 2019

Please note that any views expressed or statements made in the written submissions or deputation statements are personal to the maker of the representation and do not represent the views of the Council. The Committee will however take these representations into account to the extent that they are relevant to planning issues being considered at the meeting.

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SUPPLEMENTARY INFORMATION ON ITEMS ON THE AGENDA

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Supplementary Information for Planning Committee

14th November 2019

Agenda Items: 7(2 & 3)
Application Number: 2019/2375/P
Address: Former Hampstead Police Station, 26 Rosslyn Hill,
London NW3 1PD

1. Further submissions

1.1. Additional letter of support – Councillor Steve Adams (Belsize)

- The new scheme has dealt with the previous problems in respect of heritage issues for the Police Station building and also the Transport issues with the almost total car free proposition. This may need some conditioning but I would encourage approval on these planning grounds.

1.2. Additional letter of support – local resident

Additional points made:

- We were about to leave the borough but decided to stay because daughter was offered place at Abacus, parents move to areas with outstanding schools
- Is not reasonable to expect quietness during business hours – there is much activity and business in the area

1.3. Additional letter (neutral) – Keats Community Library

- Concerns about lack of proposed conditions in respect of construction traffic, Keats Grove is narrow with a constant stream of visitors (including children), visitors would arrive when construction works would take place, prams, buggies and people using mobility scooters are particularly vulnerable due to narrowness
- Route for construction traffic could include going down Keats Grove
- Danger to lives
- Request that construction traffic does not go down Keats Grove

Officer's response: *The routes for construction traffic would be finalised with the Construction Management Plan (CMP). Nevertheless, officers agree that Keats Grove would not be the best route given its narrowness and quiet character, and that there are better alternative routes.*

1.4. Additional objection – Southwest Environmental Limited on behalf of HCRD

- Inappropriate baseline for energy and sustainability
- A micro-CHP should be used
- Lack of renewables
- Poor fabric efficiency
- Insufficient detail for BREEAM pre-assessment – questions whether it is feasible to meet the ‘Very Good’ target
- No attempt has been made to quantify day lighting levels in the classrooms, negative impact on children.
- Indoor air quality
- Low carbon design has been overlooked
- Permeable paving should be provided to reduce flood risk
- Showers and changing rooms for staff should be provided

Officer’s response: See sections in officer’s report on ‘Energy and sustainability’. The classrooms would all benefit from natural light. The classrooms would be ventilated mechanically from the rear. Permeable paving is not considered necessary in this instance. Transport officers are satisfied with the showering and changing facilities.

1.5. Additional objections – Hereward and Co. Solicitors and Paul Velluet (Chartered Architect and heritage consultant)

- Number of drawings missing – including sections.
- Insufficient detail regarding the removal of some railings at the front to allow the ramp.
- Insufficient information regarding the conversion of the courtroom.
- Substantial harm to architectural and historic significance of building without offering substantial public benefits
- Fails to preserve the special interest of the building
- The proposals are founded on the assessments of significance prepared in support of the previous refused application. This is an outdated and superseded understanding of the building. Undervaluing of the building.
- Insufficient justification for the works.
- Conversion to other uses would not necessitate such damaging works.
- Harm is ‘substantial’, not ‘less than substantial’. Would fail to preserve the special interest of the building.

Officer’s response: Sufficient drawings have been submitted to understand the impacts of the works and determine the application. Conditions have been recommended where further information is required. See sections in officer’s report on ‘Conservation and design’. The applicant commissioned Historic England’s enhanced listing description on the 12/12/2017 to better understand the significance of the building after the previous refusal.

1.6. Additional letters of objection x 3

- Officer’s report makes no mention of specialist heritage reports submitted
- Officer’s report does not respond to issues raised on the reports.

- Proposals would cause harm with insufficient public benefit.

Officer's response: See sections in officer's report on 'Conservation and design'. The points raised by the third party heritage reports have been summarised in the officer's report and this supplementary agenda.

- Additional conditions are required to:
 - o Prevent the school occupying the business space
 - o Prevent a nursery setting up on the premises
 - o Introducing further children
 - o Hours condition on third parties – should be 10pm

Officer's response: Planning permission would be required for a change of use for the school to occupy the business space. No further children would be allowed on site than 210 and the use of the premises would need to remain within conditioned hours. Hours condition on third parties usage is now included – limiting to 10pm.

- Additional wording required for condition 3

Officer's response: Condition 3 amended accordingly – see below

- Condition 6 - The current wording is just an aspirational statement. A mechanism needs to be added, so as to ensure that this maximum noise level is not exceeded – and providing a means of enforcement.
- Condition 7 on acoustic screen needs to cross-reference condition 3 on detailed drawings and wording needs reordering to ensure enforceability.

Officer's response: Condition 6 is amended and clarified below. Condition 7 amended accordingly.

- Condition 8; A mechanism needs to be added, so as to ensure that this maximum noise level is not exceeded – and providing a means of enforcement.

Officer's response: To clarify condition 8 – the word 'minimum' should be deleted.

- Condition 9; The earliest opening hour for it needs to be restricted to 8am (the time mentioned elsewhere in the report).

Officer's response: condition 9 is corrected below.

- Condition 10; We trust that the playground being used for a maximum of 120 minutes on any weekday would be enforced? Please confirm.
- The report states "Officers recognise that the playground would generate significant noise levels" – that recognition needs to be reflected in Conditions that can be relied upon.

- Many people in the area either work at home or are retired and are at home. There is absolutely no basis for thinking that most neighbours are out at work on weekdays.
- Condition 11; for enforceability, this should start with a prohibition on use of the playground at weekend – and then continue with “except on no more than 4 weekends each calendar [or school] year.”

Officer's response: Yes, the Council could enforce against breach of condition if the school exceeded 120 minutes per day. The conditions are considered sufficient to control noise. The report makes the point that the playground would be in use when many people are out at work. There would of course still be many people at home during the day also. Condition 11 is considered sufficient for enforcement action, if necessary.

- The exclusion of “the external area under the canopy” from the Condition’s scope is also questionable - particularly as no maximum size of canopy is specified, nor is the location of it. (Presumably the canopy is shown on an Approved Drawing?)

Officer's response: The canopy area is shown in a submitted drawing and the condition has been amended to reference this drawing (see below).

2. Corrections and clarifications

2.1. Size of proposed rear extension

The extension of the main hall is only 19sqm. At paragraph 2.2 it states “The proposal would involve an extension of 122.5sqm at rear lower ground and ground floors – to create enough space for a hall”. The total hall size is 122.5sqm. The total additional floorspace new build floorspace proposed in the development:

- Stable block = 9.4sqm
- Main building = 19 sqm
- Total = 28.4sqm

2.2. CIL payments

As the area of new build is under 100sqm CIL payments are not required.

Paragraph 7.2 – paragraph 94 of the NPPF 2019.

Paragraph 7.14 – The total site area is 1,631.52m. The external playspace is 622m.

Paragraph 7.19 – 214sqm of Class B1 business use (not 231sqm).

Paragraph 9.7 (clarification) – The Downshire Hill gates will cater for Years Reception, 5 & 6 and siblings (80 children). Front entrance on Rosslyn Hill for Year 1,2,3 & 4.

Paragraph 12.5 – the school is now achieving silver STARS (not bronze).

Paragraph 14.2 – 63% reduction in carbon (not 68%).

2.3. Additional paragraph after 8.29 – regarding heritage

Although many items of significance have been retained in the scheme, and indeed enhanced in some cases, the removal of some masonry, cells, the court, the interruption of floorplan, and changes to the annex and Rosslyn Hill entrance all cause a degree of harm to the significance of the listed building, albeit less than substantial. This harm must be given great weight and importance when making a decision on the proposal as per the standing advice on pages 19 and 20 of the agenda pack. Officers believe this harm is outweighed by the public benefits of the scheme, including enhancement of the conservation area, securing the continued viable use of the building, the opening of the school for community use, and provision of employment floorspace appropriate for SMEs.

2.4. Additional paragraph after paragraph 9.10 – regarding noise.

The submitted noise report considers noise from pupils in the playground. The acoustic barriers referred to above would vary in height between 3m and 4m, or there would be no acoustic barrier where residents stated they would prefer not to have it. The existence of the acoustic barrier and the lack of acoustic barrier at the rear of Downshire Hill have been taken into account in officers' assessment. Officers recognise that there will be noise from the playground, which could affect amenity; children will make noise. In order to mitigate the harm officers have opted to minimise the extent of time the playground can be used (alongside the screening) as this seems to be a more realistic and enforceable than impose a noise level which children must not exceed.

3. Amended conditions

Condition 3 – Detailed drawings/samples

Additional wording to ensure compliance:

“... and carried out in accordance with the submitted details prior to occupation of the development”.

Condition 6 – Noise

(deleted words scored through, additional words underlined)

The design of the development shall be of such a standard that it will protect residents in adjoining buildings from noise from the interior of the building, so that they are not exposed to noise levels indoors of more than 35 dB LAeq ~~16 hrs~~ daytime and of more than 30 dB LAeq ~~8 hrs in bedrooms at night~~.

Officer's comment: *this condition should refer to internal noise levels rather than playground noise levels. The rewording of the condition makes it tighter and more enforceable with regards noise from within the school. The noise from the playground is considered acceptable as per the report.*

Condition 7 – Acoustic screen (additional wording underlined)

The approved acoustic screen shall be erected, retained and maintained in its entirety, in accordance with the details submitted and approved with regards condition 3, prior to the first operation of the school.

Condition 8 – Mechanical ventilation plant

Officer's response: To clarify condition 8 – the word 'minimum' should be deleted.

Condition 9 – Hours of use – school

- The earliest opening hour for needs to be restricted to 8am (the time mentioned elsewhere in the report), not 8.50a.m.

Condition 10 – Weekday use of the playground (additional wording underlined)

- The playground playground (not including the external area under the canopy as shown in approved drawing number P-1732-102) shall not be used for more than 120 minutes per day during the week.

Condition 11 – Weekend use of the playground (additional wording underlined)

- The playground (not including the external area under the canopy as shown in approved drawing number P-1732-102 G) shall not be used for more than four weekends per year.

4. Additional conditions

Hours of use – community facilities

The school shall not be used by community groups except between 08:00 to 22:00 hours.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Air quality and ventilation

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stack and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4 and London Plan policy 7.14.

Officer's comment: *Later comments from air quality officers have recommended this condition for air quality purposes.*

Solar PVs – feasibility assessment

Prior to commencement of development other than site clearance & preparation, a feasibility assessment with the aim of maximising the provision of solar photovoltaics should be submitted to the local planning authority and approved in writing.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with policy CC2 of the London Borough of Camden Local plan Policies

Officer's comment: *Further guidance has been received from specialist officers who feel the sustainability credentials could be enhanced further, if it were possible to incorporate PVs, taking into account the listed status of the building.*

ENDS

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WRITTEN SUBMISSIONS



Keats Community Library

9th November 2019

The Committee Clerk
Planning Committee
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

Dear Sir/Madam

Planning Application: 2019/2375/P – Former Hampstead Police Station

Written Submission.

Re - Insufficient conditions on construction.

1 This Submission does not object or support the proposal to convert the former Police Station to a School.

On this matter, Keats Community Library ("the Library") is neutral.

2 This Submission relates to the traffic in Keats Grove and apparent lack of any proposed conditions in respect of construction traffic to the Site.

2.1 Background:

- Keats Grove is a narrow road, partly one way.
- The Library in Keats Grove and the adjacent Keats House Museum are located in a narrow part of a small road. Both buildings have a constant stream of Visitors.
- Visitors arrive 6 days a week and throughout the times when construction will take place.
- These Visitors, particularly those to the Library, include a large number of children including infants especially when activities are running.
- All Visitors arrive on foot and must walk either up or down Keats Grove.
- Visitors are accordingly vulnerable to traffic on Keats Grove.

Keats Community Library is a registered charity (1146702) and a company limited by guarantee (07889559)

We are at: The Library, Keats Grove, London NW3 2RR.

Phone: [REDACTED] Website: keatscommunitylibrary.org.uk Email: [REDACTED]



Keats Community Library

- Children in prams or buggies and people on mobility scooters are especially at risk as the pavement is very narrow.
- In addition, Keats Grove is a route used by many local school children in the morning and afternoon as it is a quiet and currently safe road for them.
- Visitors, particularly young people are often distracted from their surroundings by viewing smartphones as they walk down Keats Grove.

2.2 Concern about construction traffic

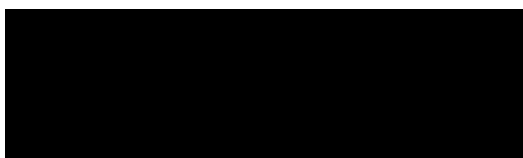
- The route for construction traffic to the School Site could include going up Keats Grove into Downshire Hill.
- This route has the advantage of allowing the driver to arrive next to the Site on Downshire Hill and avoid needing to turn around to leave.
- A truck in Keats Grove passes close to pedestrians as the road is so narrow.
- **Construction or heavy traffic in Keats Grove endangers lives**

2.3 Planning Condition requested

We therefore request that, in the interest of protecting our community, for any planning granted to this proposal:

A binding condition is imposed on the applicant and its contractors to forbid/prevent any construction traffic, including heavy trucks, from travelling up Keats Grove to the Site.

Yours Faithfully



Steven Bobasch
Trustee

Our Ref: GB/KLP11
Your Ref: 2019/2375/P

110 Cannon Street
London
EC4N 6EU

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T : 020 7766 5260
F : 020 7240 7617
W : www.fletcherday.co.uk

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

By Email only: planningcommittee@camden.gov.uk

12 November 2019

Dear Sir/Madam

Written Submissions on behalf of KLP for Committee Meeting dated 14 November 2019
Application Reference: 2019/2375/P
Property: Former Hampstead Police Station NW3 1PD

We are instructed by KLP to oppose the above planning application. KLP are a local business based at 1a Downshire Hill NW3 1NR. They also own the freehold for 1/1a – 4/4a Downshire Hill.

The notification of Committee date was dated 5 November 2019 and was received by our client after that. The relevant people at our client company were away when the letter was received and a short extension within which to make written submissions has been requested but denied. Our client has not been afforded sufficient time in which to make an opposition to the application at the committee meeting, particularly given the scale of the application and associated documentation and it's rights are reserved in this respect.

Our client wishes to object on the basis that the development, a version of which was refused in 2016, will inevitably cause increased traffic in the immediate area including Rosslyn Hill, Downshire Hill and Thurlow Road. This will, in turn, cause increased pollution. There is currently parking on either side of the road which already causes heavy congestion. A school at the proposed site will only serve to increase this to unmanageable amounts which will also cause a danger to the public.

The planning statement submitted confirms that the previous application was turned down for, amongst other things, additional trip generation and traffic congestion together with a detrimental impact on air quality. The current application seeks to deal with this by the revised proposal claiming that the school will be "car free". In reality this will not be possible.

A draft green travel plan and draft Section 106 obligations have been submitted by the Applicant, however, additional traffic is inevitable regardless of such proposals and not all issues have been dealt with for the following reasons:



A full list of Directors is available for inspection at the firm's head office.

Fletcher Day is a recognised trading name of Fletcher Day Limited. Registered in England and Wales, company number 08367719

Authorised and regulated by the Solicitors Regulation Authority under SRA number 614192

1. The draft heads of terms for the S.106 agreement dated 10 April 2019 are reliant on the Draft Green Travel Plan ("the Draft Plan") in relation to congestion and pollution and no further detail of the terms of Section 106 agreement are given;
2. The Draft Plan does not specifically deal with all of the relevant issues and only seeks to mitigate the problems with no form of enforcement. It seeks to "encourage" parents to use alternative travel. It is inevitable that traffic will be increased. The report recognises this and seeks to use "positive incentives" but parents cannot be forced to use alternative transport.
3. The Draft Plan is heavily reliant on cycling and cycle routes. There are no cycle routes in the immediate area and the on-road parking and the width of Roslyn Hill and nearby roads to the site are such that it will not be possible to install cycle routes. The Draft Plan currently states cycle routes as "unknown" (page 2);
4. The Draft Plan represents the thin edge of the wedge and, if planning permission is granted, there is currently nothing within the proposals which enforces the terms of the Draft Plan if it is not adhered to. Parents will be able to drive to the school and nothing will be able to be done about it. With this in mind the claim that the Draft Plan is "car free" is misleading at best;
5. Various car parking spaces are already being blocked by school traffic at the nearby Rosary R.C. Catholic School. This will be increased by the inevitable traffic to the proposed site;
6. As noted above there is already congestion in the area. Any increase, however slight (and it is submitted that it will be significant) will be extremely detrimental and will lead to the traffic being unmanageable at certain times of day;
7. The increase in traffic, (when combined with the congestion problem which already exist), pedestrians, bicycles and children on scooters (much of which is encouraged by the Draft Plan) will hinder the ambulances passing through to the Royal Free Hospital with patients who require urgent attention;
8. The existing traffic problems in the area make it unsafe to have an increased number of primary school age children (who in the best case scenario will be on foot, bicycles and scooters together with their parents and siblings) in Roslyn Hill at a single entrance site; and
9. The current pollution levels at the site are too high for primary school age children.

In addition to the submissions made above the area is already sufficiently served by the current local primary schools.

On behalf of our client it is submitted, for the reasons given above, and given in the very large number of objections registered on the planning portal already, that the application should be refused.

Yours faithfully



Fletcher Day

Email: [REDACTED]

P: [REDACTED]

From: [Barbara Alden](#)
To: [PlanningCommittee](#)
Subject: Planning Committee meeting 14th November
Date: 12 November 2019 22:41:32

Re: Former Hampstead Police station
26 Rosslyn Hill
NW3 1PD

Proposal: Change of use of site from a police station to a one-form entry school and business/enterprise space, including alterations and extensions to the rear and associated works.

Date of meeting 14 November 2019 Time 7pm Venue Council Chamber,
Crowndale Centre, 218 Eversholt St NW1 1BD

SUBMISSION:

Please will the Planning Committee bear in mind that Camden Council's own schools Education Policy indicates no need for additional primary school places in Hampstead.

Not only are there 4 primary schools within Hampstead village, but a plethora of private schools in the vicinity, all contributing to traffic congestion and air pollution and already breaching Camden's own guidelines for combatting the mounting climate crisis.

This application by Abacus Belsize school is inappropriate for a proposed local Belsize Park primary school to be situated outside Belsize Park, in a neighbouring ward already well-served by established primary schools, and also being a heavily polluted and congested area.

I therefore urge the committee to refuse this application.

I do not represent any group other than being a concerned individual Hampstead resident.

Thank you

Barbara Alden
8 Chesterford Gardens
NW3 7DE

From: [Christine Liese-Schikaneder](#)
To: [PlanningCommittee](#)
Subject: Application ref: 2019/2375/P - Former Hampstead Police Station NW3 1PD
Date: 12 November 2019 23:59:56

Application ref: 2019/2375/P

Former Hampstead Police Station
26 Rosslyn Hill
London NW3 1PD

FAO: Committee Clerk

Dear Madam/Sir,

Planning Committee Meeting, 14 November 2019 - Written Submission

I strongly oppose the renewed proposal for a school on the premises of the Old Hampstead Police Station on the intersection of Rosslyn Hill and Downshire Hill.

1. There exists already a major overcapacity in regards to schooling opportunities from both fee and non-fee paying primary schools in Hampstead.
2. Low birth rates are leading to school closures in London. The opening of yet another school will be to the disadvantage of existing Camden non-fee paying primaries serving the local community.
3. The location of the Old Police Station is situated at one of the busiest intersections of Hampstead. The London Air Pollution Map which is compiled by Kings College London states for the location of the Old Hampstead Police Station a RED Alert for pollution, which means: The annual average of Nitrogen Dioxide at the location of the Old Hampstead Police Station is **55.78 micrograms** per cubic metre. The World Health Organization's annual legal limit is **40mcg/m3**. Long term exposure (for a year or more) to 60mcg leads to a 22% increased risk of disease related mortality. For the sake of the people and families living at this intersection, these levels must go down, not go up.
4. Traffic will increase already through the newly built extension of the Royal Free Hospital. Abacus intends to rent out the premises to third parties - also in the evenings and on weekends. This will unfailingly lead to more traffic and pollution, not only from private vehicles but also of service vehicles on the expense of the immediate community's well-being.
5. The travel plan review compiled by Tatai Dewes dating 30 September focuses exclusively on the proposed school and its traffic plan. It does not consider at all increased traffic, parking, noise and pollution caused through the planned rental of the premises to third parties outside school hours - also on weekends and in the evening. The school has no control at all over these numbers which will be disadvantageous to the community. The review

focuses entirely on the school's traffic plan that hopes to dissuade parents from driving, which however, the school is powerless to enforce. This is an experience that all schools in the area, both state and private, sadly share. Camden itself has experience with walking buses. Camden has tried and tested walking buses with local schools in the past which have all failed after a short time. Although the proposed school encourages cycling, Camden does not provide safe cycling paths for cyclists, let alone young cyclists. As ambitious the school's travel plan sounds, it has no power to enforce it and is therefore unconvincing. It does not apply to third party users of the premises.

I ask the committee to refuse this planning application.

Yours sincerely,

Christine Liese-Schikaneder

Hampstead Hill Mansions
Downshire Hill
London NW3 1NY
Email: [REDACTED]

Re Planning Application Ref 2019/2375/P Change of Use of Hampstead Police Station to Primary School

PURDAH - should the application be heard after the GE?

Firstly, with the general election on 12 December 2019, I submit that this application falls within purdah and should not be considered before that date. The Mayor of Camden, responsible officers, and members, may not agree but need to be put on notice in case of appeal.

The DfE, a government department, is asking for approval of a school that substantially concerns Camden as a local education authority. The case can be considered very politically sensitive, and can be susceptible to political pressures.

The facts that

- Free schools are a controversial national policy and this is a significant execution of that policy
- This specific decision is a controversial local decision

lands it on all fours as being defined to fall within purdah, and it would be procedurally wrong to list it before 12 December 2019.

Free schools are a Conservative policy directly funded by them, they say to provide schools where there is a shortage, or where standards are failing.

Despite the occasional attacks, for example by Cllr Cooper, as reported by the CNJ on 31 January 2019 (article attached) on "Camden's state schools lagging behind other boroughs", and lamenting on "the lack of academies and free schools", Camden's primary schools are rated good or outstanding by Ofsted.

There is certainly no shortage of primary school places in Camden, especially with falling school rolls.

Whereas free schools are flush with funding, as shown by the DfE spending on this application, state schools struggle with the shortage of staff, facilities and resources, forcing some to consider possible closure.

With the political parties having opposing views, surely it would be sensible to avoid any allegations of political bias on either side, and whatever the decision, by deferring the hearing?

Planning criteria should not be considered in isolation

The planning members have been inundated by opposing letters of objection and support for this application. They will have had to pour over the technical reports exchanged on both sides, one refuting the other.

However, in recommending approval, I believe that Camden has not seen the wood for the trees, and members must not fall into this trap.

It is abundantly clear that there are more than enough schools in Hampstead and its surrounds, all of which contribute to congestion and air pollution. Camden has had to devise separate school-run plans in order to cope.

Residents won't be able to cope if there is another school in the area. An extra school will simply mean more congestion, and more separate areas of travel control which will simply exacerbate the problem. An extra school in the area will certainly not solve the excessive existing pollution.

The belief that Abacus children will never come by car is naive; Camden will know its own past experiences of failure to control vehicle nuisance in the area. The hopes of Green School Runs were recently shattered because of lack of uptake.

The DfE may argue as much as they want about how there will be no extra harm. The current evidence, common sense and experience of the residents, and the Council, show this cannot be true. This application does nothing to enhance the area, the DfE simply wants the HPS building at all costs, without any consideration of its overall impact of harm on the community and local economy.

The point of Camden's Local Development Plans and Planning Guidance

is to manage development so that it creates a thriving attractive environment, enables reshaping for the better, and that it does no damage to the existing. It is to create an environment which is healthy, where a community thrives and people's amenities are protected.

Any one planning factor being considered in isolation, as the Local Plan states, destroys the holistic aims and visions of a community.

The Camden Local Plan says

- Policy C1 Health and wellbeing
The Council will improve and promote strong, vibrant and healthy communities through ensuring a high quality environment with local services to support health, social and cultural wellbeing and reduce inequalities.
- Inequalities between the pupils will increased with the provision of this school.
- Air quality, noise and neighbourhood amenity – Policies CC4 Air quality, A1 Managing the impact of development, A3 Biodiversity recognise that development can have a significant effect upon the amenity, health and wellbeing of those who live, work and visit the borough. It states
- It states: **We will only grant permission for development that does not cause harm to amenity or/ and would cause harm to air quality unless appropriate mitigation measures are adopted.**
- Thus why has this application being recommenced for approval?
The DfE mitigation includes equipment to preserve the air quality of pupils inside the school, but what about the outside air quality? Can we believe that will improve?

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

It is totally obvious that the amenities of the community, occupiers and neighbours, will be harmed by this application. It does not protect the needs and characteristics of the local area and communities because of the existing surfeit of schools that dominate the community.

Furthermore it will threaten the economy of the local state schools in the area. The transport network will also be disrupted; TfL have cut the number of buses.

The Hampstead Neighbours Plan says \Our proposed vision is to conserve and foster Hampstead's charm and liveability by protecting the distinctive character of buildings and open spaces, the Heath, healthy living, community spirit and the local economy.

In Conclusion

This application for change of use to a school clearly does not meet the overall aims and vision of both the Camden Plan, and that of the Hampstead Neighbourhood Plan. It contradicts planning guidance and criteria stipulated, and should be refused.

- LC
- Attachment : CNJ Press cutting 31/1/19

From: [Patricia Morison](#)
To: [PlanningCommittee](#)
Subject: Application ref 2019/2375/P
Date: 13 November 2019 08:30:06

Application ref: 2019/2375/P

Former Hampstead Police Station
26 Rossllyn Hill
London NW3 1PD

FAO: Committee Clerk

Dear Madam/Sir,

Planning Committee Meeting, 14 November 2019 - Written Submission

I strongly oppose the renewed proposal for a school on the premises of the Old Hampstead Police Station on the intersection of Rossllyn Hill and Downshire Hill.

1. Camden's own policy is NO MORE SCHOOLS,
2. Abacus will generate TRAFFIC, during the day, at peak school run times, and out of school hours because they will use the property for Events.
3. POLLUTION will worsen. On Rossllyn Hill is already a bad spot for pollution. It is utterly misguided to allow a school to operate there.

The Abacus claims that they can control parents DRIVING children are absurd.
No school has been successful. The catchment area reaches far away from this location.

4. The state primary schools in Camden do not want the school there, as they are struggling with falling numbers. The whole community will be affected if education in the borough suffers.

[REDACTED] told me on the doorstep that Rhyll School, where he is a governor, is in real difficulties because numbers are down, and there is talk of a merger. Fleet School and others object strongly.

5. At the start, the Abacus people insisted the school must have 420 pupils to be viable. Yet now they say 210 is fine.

It is extremely important that this planning application is REFUSED. For the good of people living locally, and throughout Hampstead and the borough at large.

Yours sincerely

Dr Patricia Morison

27 Downshire Hill
London NW3 1NT

- 1 There is no way to insist numbers are kept at 210.

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

Tel: [REDACTED]
12th November 2019

To the Planning Committee

Dear Councillors,

2019/2375/P and 2019/2491/L - Former Hampstead Police Station and Magistrates' Court,

I represent neighbours who have various serious concerns about these proposals. This submission focuses on **Heritage**.

The Officer's Report to Committee makes no mention of the specialist Reports by Ms Sarah Watt, of Asset Heritage, which had been submitted to the Council over past months. Ms Watt concluded that the proposals would cause "substantial harm".

A further Heritage Report has therefore now been submitted. This Report is by Paul Velluet, Chartered Architect, M.Litt., RIBA, IHBC; it is an important document for assessing applications 2019/2491/L and 2019/2375/P.

Mr Velluet concludes that the proposals would cause "substantial harm". One significant point highlighted by Mr Velluet is that the application proposals have not been assessed in the context of the substantially amended and extended Listing text for this property, as issued by Historic England issued in February 2018 (and so which post-dates the previous refusals).

The very limited "public benefit" which would arise from the proposals is evidenced in your Officer's Report. Furthermore, it is understood that there is considerable concern among local schools about the impact which a Primary school in the Former Hampstead Police Station is likely to have upon their already dwindling pupil numbers. (Such concern is understandable; the S.106 controls proposed do not include an ongoing restriction of the Abacus catchment area to Belsize.)

In order to illustrate the points made above, the Heritage Report by Paul Velluet is provided with this letter.

Yours sincerely,

Christine Hereward

[REDACTED]

Tel: [REDACTED]

Hereward & Co, solicitors
Planning Matters

www.hereward-solicitors.com

Authorised and regulated by the Solicitors Regulation Authority, SRA Number 644442

From: [JOACHIM LIESE](#)
To: [PlanningCommittee](#)
Subject: Application ref: 2019/2375/P - Former Hampstead Police Station NW3 1PD
Date: 13 November 2019 08:55:15

Application ref: 2019/2375/P

Former Hampstead Police Station
26 Rosslyn Hill
London NW3 1PD

FAO: Committee Clerk

Dear Madam/Sir,

Planning Committee Meeting, 14 November 2019 - Written Submission

I strongly oppose the renewed proposal for a school on the premises of the Old Hampstead Police Station on the intersection of Rosslyn Hill and Downshire Hill. It is in contravention of key Camden policies with regard to education and action on climate change as well as at the expense of the local community which the proposed School does not serve.

1. There is already an oversupply of both fee and non-fee paying primary schools in Hampstead.
2. The effects of continuously lower birth rates - including in Camden - are already evident and are increasingly leading to school closures across London. This is aggravated by Brexit-related departures of young European families in the Hampstead and Belsize communities. The opening of yet another school will be to the disadvantage of existing Camden non-fee paying primaries (and other schools) serving the local community.
3. The location of the Old Police Station is situated at one of the busiest intersections of Hampstead. The London Air Pollution Map which is compiled by Kings College, London, (see: <http://www.addresspollution.org>) states for the location of the Old Hampstead Police Station a RED Alert for pollution: The annual average of Nitrogen Dioxide at the location of the Old Hampstead Police Station is **55.78 micrograms** per cubic metre. The World Health Organization's annual legal limit is **40mcg/m3**. Long term exposure (for a year or more) to 60mcg/m3 leads e.g. to a 22% increased risk of disease related mortality. For the sake of the people and families living at this intersection and in the wider area, these levels must go down, not go up.
4. Traffic in the area will increase already through: a) the newly built extension of the Royal Free Hospital. b) Abacus' intention to rent out the premises to Third Parties including the evenings and on weekends. This will unfailingly lead to more traffic and pollution, not only from private vehicles but also of service vehicles.
5. The travel plan review compiled by Tatai Dewes dating 30 September

focuses exclusively on the proposed School and its traffic plan. It does not consider at all increased traffic, parking, noise and pollution caused through the planned rental of the premises to third parties outside school hours - also on weekends and in the evening - and other traffic-causing developments in the area. The School has no control at all over these numbers which will be disadvantageous to the community. The review focuses entirely on the School's traffic plan that hopes to dissuade parents from driving, which however, the school is powerless to enforce. This is an experience that all schools in the area, both state and private, sadly share. Camden itself has experience with walking buses. Camden has tried and tested walking buses with local schools in the past which have all failed after a short time. Although the proposed school encourages cycling, Camden cannot provide safe cycling paths for cyclists in the area, let alone young cyclists. As ambitious as the School's travel plan sounds, the School has no power to enforce it and is therefore unconvincing. It does not apply to third party users of the premises.

I ask the Committee to refuse this planning application.

Yours sincerely,

Joachim Liese

Dr. Joachim Liese

Hampstead Hill Mansions

Downshire Hill
London NW3 1NY

Email: [REDACTED]

From: [Gadi Weiszlovits Lahav](#)
To: [PlanningCommittee](#)
Subject: Supporting the application to change the use of Police Station to Abacus school
Date: 09 November 2019 18:26:28

Hello Camden Planning Committee,
Thank you for informing me about the option to make a written submission prior to the meeting you will hold on November 14 regarding the above subject (changing the use of the old Police Station to a one-form entry school).
My wife and I live in Belsize Park for the last 6 years. Our daughter turns 3 now and we have started our research to decide which school she should go to. It is clear to anyone who would do the same research that one area in Camden - Belsize Park - is significantly farther away from state schools compared to other areas.

We live in Belsize Avenue and the closest school to our home is Fitzjohn's. It is 12 minutes walk, but it is oversubscribed and one needs to live within 200 meters radius from it to get a place. The next one is more than 20 minutes away.

Abacus addresses a real problem. It makes sense for such a large area with many young families to have one school within the area and not far away.

Accepting this application would serve the residents of Belsize Park.

Thank you,

Gadi Weiszlovits

1 Belsize Avenue, Basement Flat

London

NW3 4BL

Application address:

Former Hampstead Police Station

26 Rosslyn Hill,

NW3 1PD

From: [Eldon Lehmann](#)
To: [PlanningCommittee](#)
Cc: [Eldon Lehmann](#)
Subject: Written submission - 2019/2375/P - re: Former Hampstead Police Station - In support of change of use
Date: 10 November 2019 08:31:14
Importance: High

Sunday, 10th November 2019 - am

Dear Sir / Madam,

re: Application ref: 2019/2375/P

My name: Dr. E.D. Lehmann

My email address: [REDACTED]

I am writing on my own behalf: *I am a parent of two children attending Abacus Belsize Primary School.*

My address: 61 Kilburn Park Road, London NW6 5LA

Application address: *Former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD*

I write in support of the planning application by the Department of Education on behalf of the CfBT Schools Trust.

The revised application addresses community concerns - traffic and noise - while providing a permanent home to educate and grow our most important asset: our children - who are our future.

My two children attend Abacus. A highly efficient and well run Camden bus service brings pupils to Abacus at the moment.

Abacus is a well-established school, which has rapidly become a highly popular and successful, over-subscribed school - rated "outstanding" by Ofsted.

Abacus is a remarkable school, providing excellent education. I am grateful that my children can be part of such a warm, inclusive, environmentally friendly school.

Despite incorrect information - Abacus is, and always has been, a single-form-entry school with a maximum of 210 pupils. It is a small school, with a big future.

Abacus has been housed in temporary accommodation for 6 years - and yet delivers high quality education. It deserves a permanent home in a proper building, close to pupils homes.

There may be a number of schools in Hampstead, but most are either religious or private. There are not enough state-funded schools in the area.

Changing the use of the site from a police station to a one-form entry school for 210 pupils and a business/enterprise space would seem like an excellent use of the site not just for the pupils, but for the entire community.

Providing Abacus with a new home in the former police station can only be an asset for the community. The former police station will make an ideal permanent home for the school.

It is not apparent what those who object to this change of use think should happen to the former police station, instead. Nothing? Luxury apartments?

It is important to see a disused public building, remain a public building, for the benefit of the entire community. Abacus is committed to look after and maintain the listed building.

The application should be strongly supported.

Thanking you for your kind assistance.

Yours sincerely,

Dr. E.D. Lehmann

From: [Janne de Haan](#)
To: [PlanningCommittee](#)
Subject: Planning application former Hampstead Police Station
Date: 11 November 2019 09:29:17

Dear Sir, dear Madam,

We are writing to show our support for the Abacus Belsize Primary School planning application to move into the old Hampstead police station.

Providing excellent education to the next generations should be top of the agenda of any council. Abacus Belsize Primary School is an existing and outstanding school in the Belsize ward that delivers high quality education. Our two children are attending the school and they, like us, couldn't be happier with the school and education.

One of the reasons for the popularity of Abacus is due to the fact that it is the only secular school available in it's catchment. All other options available are either private or in case of state school options, religious (see the attached map). This is why we have chosen the school.

As an existing school, Abacus deserves a permanent home near to its families who will continue to walk to school as they currently do (by walking to buses which transport the children from the catchment to the school's temporary location). The former Hampstead police has proven to be the only real option, with many options reviewed in the catchment but none of them meeting the requirements a primary school has. Transforming the listed building, that has been empty for years, into a school will bring it back to life as well as contributing positively to the community (e.g. with the opportunities offered for local businesses to use part of the space in the building).

We support the planning application and hope the school will get the permanent home to support the education and families. Ensuring Abacus its future will strengthen the future of Camden.

Sincerely yours,
Hedzer and Janne de Haan

From: [Shira Klasmer](#)
To: [PlanningCommittee](#)
Subject: Abacus primary school proposal
Date: 11 November 2019 13:18:13

Dear Planning committee councillors,

>

>

> I'm writing in regards to the Proposal for Abacus Primary School move to the former Hampstead Police Station.

>

> We live on the edge of Belsize Park close to Swiss Cottage station. My husband and I have both lived in this area for over 13 years and are active members of the local community of Hampstead, Belsize park and West Hampstead. I teach Taiji Quraan at the Hampstead community centre and at the Royal Free Hospital.

>

> Searching for a local non-faith school in this area is very difficult. We applied for Abacus Belsize Primary as it was our only school in our catchment area within the Camden borough. Catchment areas for many of the other non-faith schools in this area are so small that you almost have to live on top of the school to get a place.

>

> We are very happy with Abacus Belsize School and our daughters' education. It is a warm and loving school, with a fantastic team of teachers and staff who are passionate to educate and share knowledge. There is also a strong community atmosphere which is generated through local parents and the school.

>

> Bringing this school closer to our community will enable us as a family to walk to school. It will give great benefit to my daughter to know and engage with her neighbourhood, its people, local businesses, as well as experience the passing seasons during her daily walk to and from school.

>

> Having the school closer will also enable us as parents to engage more with the school, we can drop off our child and have the chance to see and talk face to face with the teacher, head teacher and other staff within the school building and not just at the bus stop or on special occasions such as school assemblies.

>

> I believe the building of the former Hampstead Police Station is very well suited to be converted to a primary school. The location is close to Hampstead Heath where the school runs many of its educational activities such as outdoor learning and sports day. I also believe that it will bring together our communities of Hampstead and Belsize Park closer through the prospects of a communal space within the building but also with other schools activities such as the summer fair and various seasonal festive activities.

>

> I strongly believe the beneficial implications of Abacus moving to the Police Station And I hope you will support the local community by bringing local education to a local home.

>

>

> Thank you for your time,

>

> Kind regards

>

> Shira Klasmer (parent at Abacus)

>

>

> —

From: [Dan Ziv](#)
To: [PlanningCommittee](#)
Subject: Abacus Primary School
Date: 11 November 2019 13:22:30

Dear Camden Councillor,

I am writing to show my support for the Abacus Belsize Primary School planning application to move into the old Hampstead police station.

The presence of Abacus made it possible for us to remain in the area as it is the only secular state school dedicated to Belsize Park. As you likely know, reception and year one spaces in the nearby state schools are oversubscribed. Many of the schools nearby to Belsize Park are faith based and are therefore not suitable for many families, including our own.

Abacus is an integral part of the community in NW3. Its presence ensures access to a high standard of education and encourages families with young children to stay in the area rather than move away from Camden. It is young families that help local businesses to thrive and contribute to making NW3 a lovely place to live. Ensuring the future of Abacus puts the future of NW3 first.

Sincerely,

Dan Ziv
NW33JW London


From: [Mary Sheppard](#)
To: [Mary Sheppard](#); [PlanningCommittee](#)
Subject: Abacus Belsize Primary Planning application
Date: 11 November 2019 13:24:37

Dear councillors,

I am writing to you in support of Abacus Belsize Primary School's planning application coming before the committee this Thursday evening. I support Abacus's move to the former Hampstead Police station. I am a local Hampstead resident in the Fitzjohns and Frognal ward, and a parent of a Year 4 child at Abacus Belsize Primary School who has been at the school since Reception. I am fully invested and always have been in Abacus and my local community. Abacus is an outstanding state school dedicated to providing top notch education to Belsize Park families. It needs and deserves a permanent home in or near its catchment area. The former Hampstead Police Station will provide the school with an ideal permanent home to secure the future of the school. Please support our school. Many thanks for taking the time to read my letter.

I would like to share my families story and how we ended up choosing Abacus. We found Abacus when we arrived from an international move from USA, 4 years ago when it was in its former temporary home at WAC ARTS Belsize Park. We immediately fell in love with this small 1 form entry community school, its ethos, its staff, and its families. We couldn't get into the school at first, due to oversubscribing and couldn't get into any of our other 5 choices either. In the end, we were lucky to get in, as we are saturated with private schools around us, but we were looking for an outstanding state secular school in our area with a strong academic curriculum, outdoor learning ethos, and social and emotional support for our child. Abacus hit all our marks and more, and we couldn't be happier.

We are a walk to school school. Walking to school is a strong part of our school's ethos- the staff, parents and children all live and travel by foot into the community. My family walks or takes public transit everywhere, we don't own a car and have no desire to. When we found out the school was being moved to Kings Cross Camley St from WAC Arts, we had our reservations about sending our son by bus to and from school daily. The location of the school and the bussing has been fine for the children, however for parents and staff, its been quite the strain getting the children to and from school by bus twice a day. This commute puts a strain on staffing and parents, as well as the state as the busses are funded. We are all very much looking forward to walking our children to school daily and supporting local businesses on the high street before and after school , therefore energising the local community.

As you know, Abacus has had a long fight to support a permanent home for 7 years now. Locations in and around Belsize park have been searched by the planning team. All inquires and objections to the the application has been thoroughly addressed- from pollution, to noise, to historical Grade 2 listing issues. Now it just needs your approval, our local representatives. The benefits of having the school here include; bringing new life into a vacant local historical site, providing an ideal home for the school close enough to walk to for Belsize Park families, and providing the community with an outstanding state school option. Please support the school's application. Thank you for your time.

Many thanks,
Mary Sheppard

Abacus Belsize primary parent and supporter

Email: [REDACTED]

Phone: [REDACTED]

From: [Stacey Gorman](#)
To: [PlanningCommittee](#)
Cc: [Keith Gorman](#)
Subject: Planning Application - 26 Rosslyn Hill
Date: 11 November 2019 13:52:08

Dear Planning Committee -

We have been residents of Belsize Park for 7 years and are the parents of of a Year 1 student at Abacus Belsize Primary School and a 3 year old who will attend in September 2020. We strongly support the unused Hampstead police station as the permanent home of Abacus. This vacant public building should be in use by the local community. All planning considerations have been met and there is no reason for the application to be rejected.

Abacus was established 7 years ago and has 170 + students. Currently, the children are being bussed to a temporary location in King's Cross. Since my first encounters with the Abacus family more than a year and a half ago, I have regularly been exposed to an amazing group of faculty and parents that are focused on the development and education of the student body. It is wonderful to see the development of the children academically while also developing an awareness of their impact at the community and local levels. Abacus is a diverse community of families. We are lucky to be able send our child to Abacus as there are virtually NO secular state school options in or near the Belsize Park catchment area. The 1 secular school nearest our home (Fitzjohn's Primary) is impossible to get into unless you live within .1 miles. When applying for my child in 2018, I was listed as #40 on the waiting list.

We do not own a car and are committed to the no car policy being endorsed by Abacus. I hope you recognise the asset Abacus has been to the community since first opening 7 years ago (albeit from a remote location) and the asset it is for the future of the community.

We realise that school funding is dire at the moment, however, the Police Station was purchased many years ago by the DfE, not with funds supporting other Camden schools. It is a sunk cost and not relevant to the planning application. Please look at the facts of the situation that our children are facing:

1. The Police Station is the only option. It is a mere 200 meters outside of the catchment and there are no buildings in within Belsize Park that can accommodate a school. The search results are transparent and well

documented.

2. Birth rates are falling in Camden but not in Belsize Park. This is a fact. It is a neighbourhood full of families who need a school for their children. There is a huge demand for this school. The past 3 intakes (2017-19) comprising 90 students have been entirely from within the Belsize Park catchment with the exception of 4 siblings. The catchment area for this school has had no effect on other schools in the area and moving to Rosslyn Hill will not change this.

3. School run traffic is a problem in Hampstead but that is due to the excessive number of private schools in the area. Abacus is committed to a car-free policy and should not be penalised for the behavior of these other schools. The children are from the local area and in many cases will have to travel a shorter distance to the Police Station than they currently travel to their bus stop. The small number of residents who object to the school refuse to believe that children and parents actually want to and like to walk to school.

4. Parents should have a choice in whether they send their child to a religious school. I have visited nearly all of the state schools within a 1.5 mile radius of my home, including the Catholic and CofE schools. Although those schools accept students of any religion (after prioritising those that are religious) the curriculums are highly-faith based and prayer is a regular part of the daily schedule. We should not be forced to send our children to a religious school.

We reiterate that the Police Station is the only option for Abacus. Please remember that this is a planning application and not a decision to justify the existence of the school. There is no time to start this process from scratch. After 7 years in a temporary location, these children deserve a permanent home for their school. We hope you can support Abacus Belsize Primary.

Thank you for your time.

Kind Regards.

Stacey & Keith Gorman



40 Belsize Square, Flat 1
NW3 4HL

From: [edoardo](#)
To: [PlanningCommittee](#)
Subject: Application support - Abacus Blesize Free School
Date: 11 November 2019 17:35:38

To whom it may concern,

My name is Edoardo Barra and I am the father of 2 children attending Abacus Belsize Primary school, Eva in Reception and Francesco in Year 2.

Together with my wife Caterina we are addressing this planning committee to support Abacus Belsize application because we strongly believe that a fully established primary school like Abacus deserves a permanent site as soon as possible.

We are very happy with the outstanding services provided by this school, by the passion of the teachers and staff and the quality delivered in the education of our children.

We believe in the importance of having a school in Belsize, like Abacus which is now on its 7th year. Abacus will not change its catchment area so will not have any impact on any other existing school in the neighbourhood. Being an outstanding school, Abacus had more applications than available places (70 vs 30 last year) and as all local nurseries are also over subscribed, with waiting list, showing that birthrate is not falling around Belsize.

We understand that the proposal has been considered acceptable and will bring a public building back into use, while preserving the listed building status. We also committed to a car free commuting to the school as we understand traffic poses a serious concern to people living close to schools.

Sincerely,
Edoardo Barra
Caterina Gennaioli

47 Belsize Park,
London NW3 4EE

From: [Emily McCarron](#)
To: [PlanningCommittee](#)
Subject: In support of Abacus Belsize Primary School
Date: 11 November 2019 21:04:18

Dear Madam/ Sir

My two children Violet (year 4) and Charlie (year 1) attend Abacus and are both very happy there. When we applied for primary schools for Violet, we applied for six local schools in the following order: Fitzjohns, St Pauls, Fleet, New End and Holy Trinity Church of England School, and Hampstead Parochial. I didn't apply for Abacus at the time because I was unsure about the temporary location. We didn't apply for the Rosary on Haverstock Hill because when I phoned the school, I was told that being Catholic wasn't a requirement, but that places would be allocated to Catholic children ahead of non-Catholic children and therefore it would be very unlikely that I would get a place.

Violet did not receive a place in any of those schools. Instead, we were offered a spot in St Aloysius primary school in Euston. Living in Belsize Park (on Howitt road), I was extremely disappointed that we were allocated a school nowhere near our neighbourhood. I was fairly adamant that I didn't want to have my kids 'commute' to school every day. So I rang Camden Council who suggested applying for Abacus and very luckily, we were offered a place.

As a family, we love the small and close knit Abacus community, and the quality of the teaching is excellent. Like all other state schools, Abacus faces funding challenges but this has by no means held the school back in providing an excellent education for my two children. Teachers are motivated, innovative and dedicated to the school and the children that attend it.

The only thing that hangs over the school is the question of its future home: the move into the old Hampstead Police Station. Whilst the building down in Camley St (where the school is currently located) is ok, it isn't in our local community and children have to be bussed down there and back every day. From our perspective as parents, the old Hampstead Police station will make the perfect school. Much has been made of the fact that the new site is in Hampstead but in reality, the site is still in our local community. We live on Howitt road so the walk to the old police station will only take 10 or so minutes. We don't own a car (why would you in London?) and are very used to walking everywhere in the local community. You will find this is the case for most families living in Belsize who attend Abacus.

I very much sympathize with the local residents about traffic and pollution but claims made that Abacus will increase traffic to the extent that it will harm people and lead to early deaths are incredulous. Pollution is an issue for NW3 - but surely a local school that children can walk to is part of the solution to this problem?

My husband and I have been dismayed at the claims by some local school governors (some of whom are local councillors as well) that Abacus is stealing school places. We know from our experience that this simply is not the case. We were never offered a place in the schools making these claims (even though we applied for them) and it was only Abacus offering a place to my daughter that enabled us to remain in the area. If Abacus were to close would these schools be able to offer spots to Abacus students? No. If the school were to close it would be devastating and the impact on the children significant. With two children, we know that it would be hard to find a school with two spots nearby and that it is

most likely that we would have to move out of the area.

There are so many fantastic reasons why Abacus Belsize deserves the old police station as it is home. However, the main one is that the children of Abacus Belsize primary deserve some stability and the knowledge that they will continue to receive a topnotch, state education that is open to all children on an equal basis.

Kind regards

Emily McCarron

From: [Camila Rock](#)
To: [PlanningCommittee](#)
Subject: Permanent Home for Abacus Primary School
Date: 11 November 2019 21:42:47

Dear Planning Committee,

I am writing in support of a permanent place for Abacus Primary School at the Hampstead police station. I am a mum of 3 young children: Amelia (6 years old), Pedro (3.5 years old) and Clara (2 weeks old). Amelia is currently in Year 1 at Abacus and Pedro will follow her in Reception next September. We chose Abacus because of the academic excellence and the very welcoming and inclusive ethos.

Having a permanent home for the school it's currently very urgent and here are a few important facts that you probably know but they are nonetheless true and which I'd like to stress in this email:

- Abacus is a 7 years old school and not a new school, therefore, funding to the rest of estate schools in the area will stay the same and won't be affected at all.

- Children are for the vast majority in the vicinity of the police station and will be either walking or taking public transportation. We don't have a car and therefore will definitely walk to school. Also, important to mention that the new development is air quality neutral.

- The school is thriving and serves a full cohort of children from reception to year 6. There are many independent schools in our catchment as well as faith-based state school, but no co-educational state funded schools, hence the need for Abacus. There are of course alternatives in the wider Camden area, but they are far away and possibly of a lower level (as per Ofsted). Also, it is not fair having to schlep young children to far away locations, as is the case for the Abacus children who are being bused to King's Cross.

- I understand that the people who oppose the move have their own arguments, but surely, once the school is open, they will see that they have nothing to fear in terms of additional transportation. It should provide more customers to local Hampstead businesses, which means more jobs and activity. I know local residents are attached to their local shops and want to foster a strong community. The school will most definitely contribute to that. There seems to be an invisible demarcation line between Hampstead and Belsize, when in reality it is one community. As you are well aware, there are no other credible alternative locations, and the police station was acquired by DoE for Abacus.

- Finally, we are aware that the school application in terms of planning is probably the most important part of the dossier and as an Architect who often deals with planning applications I believe we have a strong case.

Thanks very much for your time and have a great week

Best Regards,

Camila Rock

From: [Gabrielle Nathan](#)
To: [PlanningCommittee](#)
Subject: Planning application for Abacus Belsize School at the Former Hampstead Police Station
Date: 11 November 2019 23:02:33

Dear Sir or Madam,

I am writing in **support** of the planning application to change the use of the Former Hampstead Police Station at 26 Rosslyn Hill, London NW3 1PD from a police station to a one-form entry school.

As you may be aware, Abacus and the DfE have worked closely with Camden Council's planning and conservation departments, together with Historic England – who has no objection to the proposal, for two years. The result is that the change of use is acceptable in planning policy terms.

The proposal to move the school into a permanent home in the site of the former police station not only brings a vacant public building back into beneficial use and safeguards its future, it also preserves the listed building and the surrounding conservation area.

While there have been many vocal objections to the proposal, I would like to point out that the cost and location are not material to this planning application; the proposals are considered acceptable in transport terms and the development will be air quality neutral.

In addition, I would like to add that far from being a new school, Abacus is now in its seventh year and, as a fully established school, no new places will be created by its move to a permanent home. Abacus has always been and will remain a one-form-entry school.

I have been concerned by two contradictory arguments from those that oppose the development of the site for the school. The first is that Abacus threatens surrounding schools by offering places to pupils that would have otherwise attended those schools and the second is that the site isn't an acceptable home for Abacus as the school won't offer places to children living in close proximity as the site is outside of the catchment area of Belsize Park. Clearly if it does the former, the latter argument is immaterial. In fact, the school will only take pupils from its existing Belsize catchment area, leaving pupils local to Rosslyn Hill and Hampstead free to take up places in other Camden schools close to their homes.

Another spurious argument against the school's move to the former police station is that the falling birthrate in Camden means there are not enough children to fill an extra primary school. As stated above, Abacus is not new and is full. Additionally, the falling birthrate is not evenly spread across the borough and is not being felt in Belsize. In fact, Abacus received 70 applications for 30 Reception Year places from the catchment area this year and all local nurseries are full

showing a continuing supply of local children requiring outstanding education.

Finally, I would like to posit that Abacus is fully part of the 'Camden Family of Schools' and if that is to mean anything then surely it is wrong to pit one family member against another. All state schools should be equally supported and helped to serve their communities.

Yours faithfully,

Gabrielle Levine

Flat 26, 24 Athlone Street

London NW5 4LJ

Tel: [REDACTED]

From: [Bojana Jovanovic](#)
To: [PlanningCommittee](#)
Subject: Support for Abacus Belsize Primary school
Date: 11 November 2019 23:10:10

Dear Planning Committee,

I am writing this email to support the approval of the police station site in Hampstead as a permanent location for Abacus Belsize Primary school.

We have two children, a girl in year 1 and a boy in year 4. We live in Antrim Road in Belsize Park and would prefer that our children go to school in our area rather than being shuttled daily to Kings Cross.

We do not own a car. The kids ride a bike or scooter for all activities they have in Armory gym, Frognal lane and other locations in Hampstead, so will do the same to go to school. The school bus is often late which distorts plans for after school kids activities and our work schedules. It is much better to walk or scooter to school, also less air pollution.

We love Abacus! The school is outstanding, the school staff are amazing, the children work hard and achieve amazing results and the neighbourhood needs such a state school which is, on top of great results, independent of any specific religion but welcomes all. We are proud to have Abacus and grateful for having our children there.

The opposition keep saying that the area does not need a new school although it was explained to them multiple times on many different meetings that Abacus is not a new school, it has been operating for 7 years now. It was also explained to them that the money for the site will go from one government department to another, i.e. the building stays in public ownership, the opposition are loudly concerned about this. I very much appreciate pollution concerns, we are all concerned about pollution levels and Abacus runs a car free policy. We are all individually accountable for environmental issues, each one of us, not just parents of Abacus children who happen to have already been living in the area. Not opening schools can hardly be a strategic solution to fight pollution.

Every school should be located in the area it serves, or just next to it as in our case, if no appropriate sites in the exact area (although it is still NW3). We need Abacus in Belsize Park/Hampstead and not in Kings Cross. We need a school that is a walking distance away from our homes and not 20 minutes away by bus. We need local government to provide conditions to support education of local children.

Thank You All.
Best regards,
Bojana Jovanovic

Not a Car Owner, Not Offered a Place at a Borough School within 30 min of House

I'm writing because I'm a Belsize Park resident that was about to leave the borough when our daughter was not offered a reception spot within the area. We don't have a car nor do we ever plan to own one whilst we live in London.

We had been told that we would never get into a "good school" where we lived & would have to eventually move. Luckily for us we got accepted off the waiting list for Abacus (our first choice). Now we understand there is opposition to this school that is 100% responsible for keeping our growing family in this area.

I just want to share our perspective:

1.No Material Disruption to Residents from Current State

Given the current nature of the Downshire Hill environs, the addition of a one reception class school will not lead to a material increase in disruption nor a material decrease in the enjoyment of the area. This is due to the resident's current proximity to existing commercial establishments & attractions.

Downshire Hill is a lovely but not an extraordinarily quiet neighborhood set apart from city visitors & attractions. It is a neighborhood that includes footfall & noise from the following: 1) Keats Group Practice (Surgery); 2) Killik & Co Investment; 3) Keats House (20-26,000 annual footfall); 3) Freemasons Arms Pub (open until 10pm every day except Sunday (9pm)); 4) St. John's Church; 4) Hampstead Heath at one end (est. 7 million annual visitors); 5) Hampstead High Street & commercial businesses at the other end. The overwhelming majority of residents moved to the area under these conditions. Given the nature of the area, there can be *no reasonable expectation of extraordinary quiet* during business hours. Accordingly, the addition of Abacus will not result in a material decrease in enjoyment from the current (& historic) state of the neighborhood & environs.

2. Abacus Proposals are recommended for approval

Despite the above, Abacus has worked closely with Camden Council's planning and conservation departments & Historic England for two years to ensure that its move would not lead to any material disruption. Accordingly, neither groups have an objection.

3. Parents move to areas with outstanding schools increasing Rolls & Housing Values

UK families and especially London families: 1) move to areas with outstanding schools (even across the country)^[1]; and 2) pay more to live in those areas (London average +80,000 GBP for home near Outstanding school).^[2] In order to attract more families and see an increase in birthrates & rolls, the borough needs to

5. The Path from Good to Outstanding Indicates an Outstanding Faculty & Model

In the presentation **Taking your School from Good to Outstanding** (London Borough of Camden, 2008) four key themes are identified as necessary for taking a school forward: raising attainment and accelerating progress; improving the quality of teaching and learning; improving the conditions for learning; and developing the school as a professional learning community.^[4] Vicki Briody & her team have accomplished all the above whilst housed in a temporary facility and having to fight a campaign against anxious homeowners. Abacus and her faculty should be embraced & emulated not attacked.

Conclusion

Given the current & historic state of the Devonshire Hill environs: the many commercial businesses, churches, landmarks, as well as the Heath means that the addition of a relatively small school will not materially decrease the residents' enjoyment of the area.

In fact, outstanding schools: 1) attract families; 2) keep the community vibrant & growing; 3) increase housing prices. Abacus has been a good citizen and its proposal is recommended for approval.

Abacus should be applauded & used as a model for other schools to replicate its success so that other borough schools can learn to move from satisfactory/good to outstanding. When this occurs, even more families will move to the surrounding areas making Camden ever more vibrant.

Thank you for your service to our borough and your kind attention to this matter.

Vincent de Lorca
Belsize Park
16 Lawn Rd
NW32XR

[1]Parents Move to live near better schools

Four parents explain why they were willing to sell the family home and move – sometimes across the country – to get the best possible state education for their children <https://www.theguardian.com/money/2015/sep/20/parents-paid-thousands-live-near-better-schools>

[2]Parents pay £52,000 in the UK & 80,000 more in London more to live in areas with outstanding schools, new survey reveals

<https://www.telegraph.co.uk/education/2017/04/04/parents-pay-52000-live-areas-outstanding-schools-new-survey/>

[3]Belsize Park, Camden Gov (open data), page 4 (33)

[4]To the next level: good schools becoming outstanding Research report

<https://www.educationdevelopmenttrust.com/EducationDevelopmentTrust/files/89/89fc7659-9fd4-448e-a0f6-df548565bd02.pdf>

From: [Darla Hocking](#)
To: [PlanningCommittee](#)
Subject: written submission: Abacus Parent: re: former Hampstead Police station: Darla Hocking
Date: 12 November 2019 13:42:55

[REDACTED]

[REDACTED]

Dear Planning Committee Members,

I am writing to share my perspective on the planning application to convert the former Hampstead Police station into a permanent home for Abacus Belsize Primary School. Although I will explain our families personal story I suspect there are several factors that relate to many families in the catchment area. When the time came for our family to enter the primary school education system, I was fortunate to have an opportunity to speak with a representative from the school application program at Belsize Library. The representative looked at my address (central Belsize Park), and cultural identity (religion) and explained that I lived in “the blackhole of Belsize Park”. There wasn’t a lot of options for walkable schools, many were 1-form entry and over subscribed.

After touring the 12 State school closest to our home I applied for 6. Abacus was our first choice even though the overall travel was a disadvantage at its temporary location. The others I applied for were good schools but many would have required a long travel time to school or didn’t match our religious ideals. Travel time for our family is important. We don’t own a vehicle. And moreover, we want to walk to school. We want all the benefits of having a sense of community. What seems rare and wonderful to me is the fact that even with the current Abacus site not being local it still has a strong sense of community.

Abacus was established because of the dearth of secular state schools in the area and it remains an oversubscribed school, all of this while its future remains uncertain. We are outgrowing the second temporary site, located just north of Kings Cross, and it imperative that we find a permanent location for the school. The record shows that the school has reviewed 78 potential sites in Belsize Park and adjacent wards over **9 years** and we can’t find one that fits the needs of a 1 form entry school. We’ve even revisited sites of key interest but we just couldn’t find any other suitable locations while preserving the heritage requirements and keeping in mind our children’s need an outdoor space. This process has been frustrating and now that an appropriate site for the school has been found it is demoralizing to have various arguments being thrown up that are not the fault of the school but problems that face the city in general (e.g., traffic, pollution, exorbitant real estate prices).

In addition, our family cares about the environment and are committed to finding ways to improve it. As role models for our children we chose to walk to school, this reflects our family values and the values of the school. We want to instill habits of healthy living and environmental sustainability in our children. Therefore, we want to stay local and walk to school. London has a serious air pollution problem and it should be tackled together. We are not a commuter school, the former Hampstead Police station is located only a few hundred meters outside the border of the catchment. This is something commonly pointed out by those that oppose the school, but this short distance has no impact on the walkability; it's also worth remembering that there is no visible boundary between Belsize Park and Hampstead and that residents are constantly flowing between the different wards, whether it be to shop or send our children to school. This site is still very much local and allows us to live and learn in our community. The Green School Runs group, started the Zeelo multi-school bus service initiative to combat this problem but it was recently announced that this initiative has been cancelled due to a lack of demand. This highlights the need to provide local schools.

With regards to the proposed former Hampstead Police station plan, the current plan has addressed all the concerns since our 2016 application. We have acted on all requests including traffic congestion, noise, and heritage guidelines. It has been pointed out that the cost of the school is a concern for some. There are a few points worth considering: first, the school was purchased by one government body from another and the money stays in the government coffers; secondly, the money was spent several years ago and the building is already owned by the Department of Education; and third and probably most importantly, London, and particularly North London, is incredibly expensive. All of the property is expensive and any future site would require a large expenditure by the Department of Education.

If Camden continues to provide outstanding primary schools families will continue to live here. Those opposed to the school have tried to use the birth rate projection for Camden to suggest an uncertain future but it's worth considering that birth rates are hard to predict. A report by Camden dated December 2015 shows the general fertility rate in Belsize is significantly higher than the average in Camden. Also it is predicted that the population will increase by 9.5% by 2028. Surely, birthrate can't be used against us. The reality is when you provide outstanding education families want to be here, in the wards of Belsize, Hampstead Town, Swiss Cottage, Haverstock, Gospel Oak, and Frognal and Fitzjohns.

By endorsing this planning application you are supporting not just the current families of Abacus Belsize Primary school, but all the future families, and a plan for them to stay local for state secular education.

Sincerely,

Darla Hocking, Abacus Parent, Belsize Park, London

From: [Emma Sterland](#)
To: [PlanningCommittee](#)
Subject: A letter from Abacus Belsize Primary families
Date: 12 November 2019 22:13:01

Dear councillors

For years, parents and carers in Belsize Park struggled with where to send their children to primary school. If they were very lucky, they were able to get one of the few places available to Belsize families in Fitzjohns, New End and Fleet. Other families opted for a church school if they could. A privileged few opted for private schools. Many families had to accept school places on the other side of the borough or make the decision to move away from the area. Considering the fact that Belsize Park is a home to families of diverse faiths and religions as well as atheist families, it was clear that if it wasn't for Abacus, many would have been left without a proper educational alternative for their children

So in 2013 when Abacus finally opened, it was in response to a long standing need to provide a state secular primary school in Belsize Park. Since it opened, the school has been in temporary accommodation and we have been waiting anxiously: firstly, to find a permanent home for the school, and now, to know whether the plans to convert the old Hampstead Police station into a school will be approved by Camden Council.

From our perspective, the old police station is the perfect site for the school. It is in walking distance from our homes and its proximity to Hampstead Heath means our children will be given an education that involves lots of outdoor activity. There have been many wildly exaggerated claims about the pollution the school will bring to the area. These claims are simply not true. The vast majority of Abacus Belsize Primary students live in Belsize Park in close proximity to the police station. Many families, like so many others in London, do not own a car. Students already walk to and from the bus pick up points that take them to the temporary site in Kings Cross and they will continue to walk to the school when it is housed in the old police station. There are four different bus routes to the proposed site that come up from the bottom of Belsize Park (168), Gospel Oak (46), the 268 (which comes from the top of Belsize Park) and the C11 which comes from Swiss Cottage. Already existing traffic in the area and limited parking spots make it virtually impossible to drive to the school and strong pressure from the school to implement its 'car free policy' will act as a deterrent to families choosing to drive to the school.

Opponents of the school argue that it should be housed only in Belsize Park. Firstly, this implies that the police station is miles away from Belsize when we all know that it isn't, and the police station is in fact, in our local area. Secondly, there have been extensive searches in the area for a site that could accommodate a one-form entry school. However, none of the potential sites on offer were viewed as being suitable by the Department for Education, one the basis of their failure to meet government criteria.

As parents we are not particularly concerned about the politics of free schools. The school community consists of a diverse range of families of different ethnicities, faiths and socio-economic backgrounds. We are united by the fact that all we want is a good quality, local state school that serves our community. The oldest children at the school have now been waiting for over five years to move into a permanent site. If this application is approved, the younger children already at the school will finally be able to move into a permanent location, and prospective students and families in Belsize Park will benefit from this decision for many years to come.

Kind regards

Emma Sterland (Chair of the PTA) representing parents and families of Abacus Belsize Primary School.

From: [Caryn Lehmann](#)
To: [PlanningCommittee](#)
Cc: [Caryn Lehmann](#)
Subject: Written Submission to Planning committee re: former police station Ref: 2019/2375/P
Date: 12 November 2019 23:05:20

Dear Sir/Madam,

Re: Application ref: 2019/2375/P

My Name: Caryn Lehmann

Contact: [REDACTED]

Address: 61 Kilburn Park Road, London, NW6 5LA

Application Address: Former Hampstead Police Station, 26 Rosslyn Hill, London NW3 1PD

I am fully in support of this planning application. My two children attend Abacus and we are so grateful to be part of such a warm, inclusive, and environmentally friendly school.

There is a very real need for a secular state school in Belsize Park. Abacus is a well established, oversubscribed and highly successful school, rated Outstanding by Ofsted.

Abacus is not a new school. It is now in its 7th incredible year and deserves a permanent home close to the students it serves.

Providing Abacus with a new home in the former Police Station can only be an asset to the community. Changing the use of the site from a disused police station to a one-form entry school is an excellent way to preserve and enhance a vacant listed building and safeguard its future for the community.

Yours sincerely,

Caryn Lehmann.

From: [Brigid Panet](#)
To: [PlanningCommittee](#)
Subject: Abacus nursery school
Date: 13 November 2019 08:17:08

I m writing to ask you to agree to Abacus school moving into new premises on Roslyn hill. This school is important to our neighbourhood, as well as to the children and their families; having lively local kids around us is good for everyone....so that Hampstead remains a natural integrated society, where we can grow and engage together.

I am hoping and praying today that you will let this good change happen.

Brigid panet. Lawn rd NW3.

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DEPUTATION REQUESTS

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HCRD Statement on behalf of Hampstead Community

I am representing the local community which is passionate about its local schools and the environment.

School context

Camden's strategic and thoughtful management of its school's estate and their communities is held in high regard both locally and nationally.

Camden's school roll is falling dramatically, and funding is down 8% in real terms since 2010. Schools are dealing with staff losses, capping and closure. Relocating a new Free School into the area of highest school density anywhere in the country exacerbates this crisis.

DfE impositions and intransigence

DfE continue to ignore local will, and council policies, and persist with a proposal which should never have been promoted. It conflicts with their own criteria for free schools and below their new school threshold of 420 pupils.

Alternative, appropriately located sites, avoiding fundamental policy and environmental issues, have been rejected by DfE. The 210 provision is seen as a steppingstone to a 420 school, given the enlarged site area of this application, and the potential for use of the office element.

Policy breaches

Listed in the appendices are some of the multiple policy exceptions. After legal advice we wish to respectfully disagree with the reports statement that education need is not a planning consideration. This has a bearing on multiple policies and on the interpretation of benefit and that of harm.

School planning guidance

We believe that the report and preceding negotiations have allowed the NPPF's favourable stipulations regarding schools to disproportionately influence critical judgements and analysis.

Traffic matters

Importantly as an authority you have recognised the harm associated with traffic generation in an area of school over supply and created policy C2 4.33 to address this.

The applicants traffic consultants' reports rely on invalid analysis. The comparison of notional police trips generated at Kentish Town Police station is entirely misleading - it overstates trip generation multi-fold. The applicants claim of 5% school trip generation is not credible, and Camden's own data should be used for analysis showing a minimum figure of 20%. The local schools have the same car free ethos and measures that Abacus proclaim. True comparative analysis would give you a sound reason for refusal.

Air quality

The government now promotes schools away from main roads for vital health reasons. Emerging GLA policy should be taken fully into account. Siting an entrance on the side road does not sidestep this requirement and would make a nonsense of the basis for the policy.

Unnecessary NO₂ emissions further exacerbate the illegal levels of external air pollution and the scheme will emit 23 tons of CO₂ per annum above the level that would be achieved with considerate energy measures. The scheme is not Air Quality neutral from this perspective.

Energy and sustainability deficiencies

The applicants have ignored energy saving and energy capture solutions that would have prevented yet more NO₂ emissions exacerbating the already illegal levels. The building is substantially oversized for its brief and the office element fails the BREEAM requirements, a reason for refusal.

Fundamental MoE safety breaches

Despite years in design and negotiation the applicants are asking you to accept a fundamentally and potentially lethally flawed means of escape strategy to the second floor with a circuitous route via two other rooms to reach the only legitimate escape stair. There is no way that you, as a committee, should have to share this liability. This is a direct planning matter and it is not adequate to devolve this to building control compromises down the line, given it is an issue of fundamental safety. There are no safe havens planned for wheelchair users which should be designed into a scheme from the outset, not relegated for post planning consideration, given the listed building constraints.

Safeguarding compromises

The building inappropriately shares a lift with the office element, imposing unnecessary safeguarding issues.

Alternatives

Civic alternatives exist for this site and there are less invasive and more appropriate ways of bringing this building into active use for the community in which it is situated.

Heritage, substantial harm

Two independent highly regarded Heritage specialists regard the interventions as causing substantial harm, in itself a reason for refusal. There is no design evidence to show how the proposals could have evolved more sympathetically. The imposition of the office element prevents use of a level access for the school and has further distorted design decisions and resulted in an unnecessary and disruptive ramp. The destruction of the courtroom cells area could readily have been avoided.

Noise

Once the proposed acoustic wall had to be removed adjacent to some residences, given self-evident daylight and sunlight infringements, no alternative sound mitigation measures were proposed or substituted, and the playground is a mere 3 meters away from some properties. The process of negotiation and design response should have led to minimisation of noise harm- instead the noise levels exceed those of the refused scheme and fall into the highest levels of noise nuisance.

Localism and Camden's policies

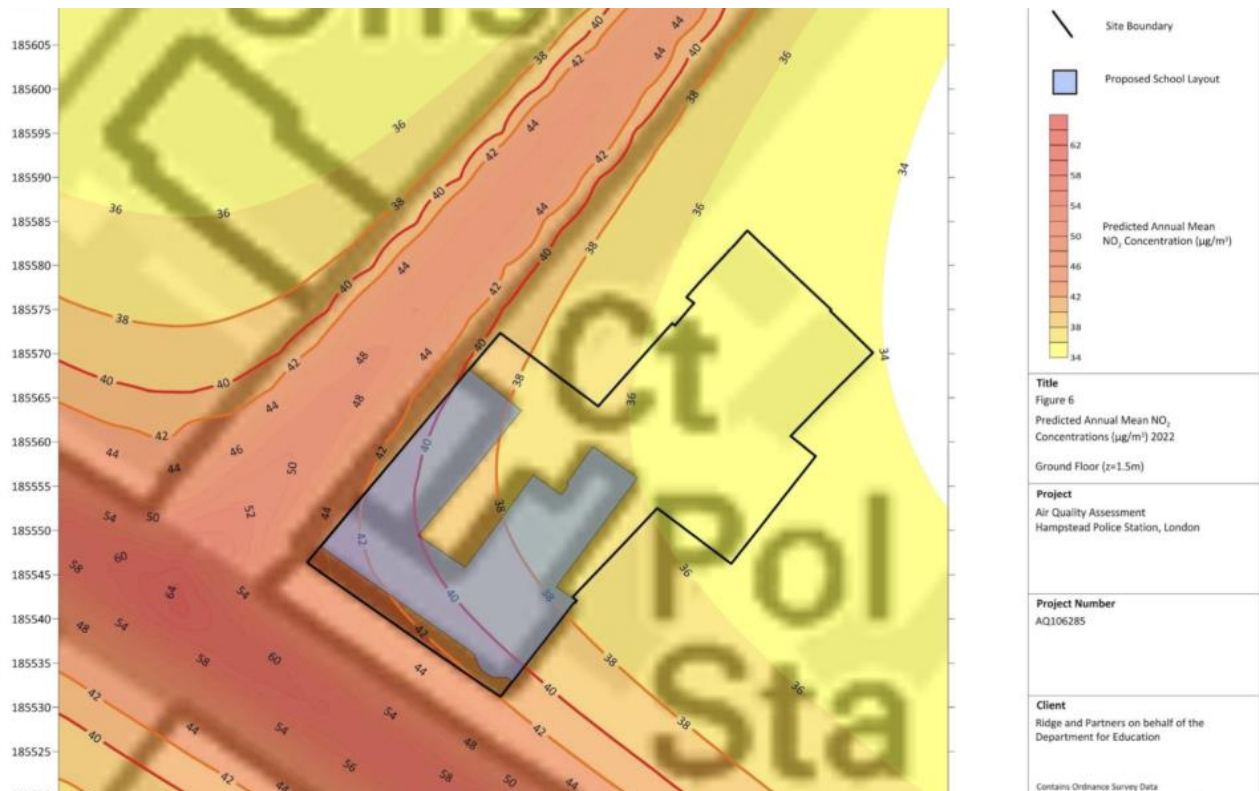
This is an opportunity to stand up for localism and your own policies, to preserve the environment and restore common sense. DfE and Abacus should now look properly at the alternative locations, something they should have done when the views of the local community were made known, and when the school was refused in the first place.

Summary and decision

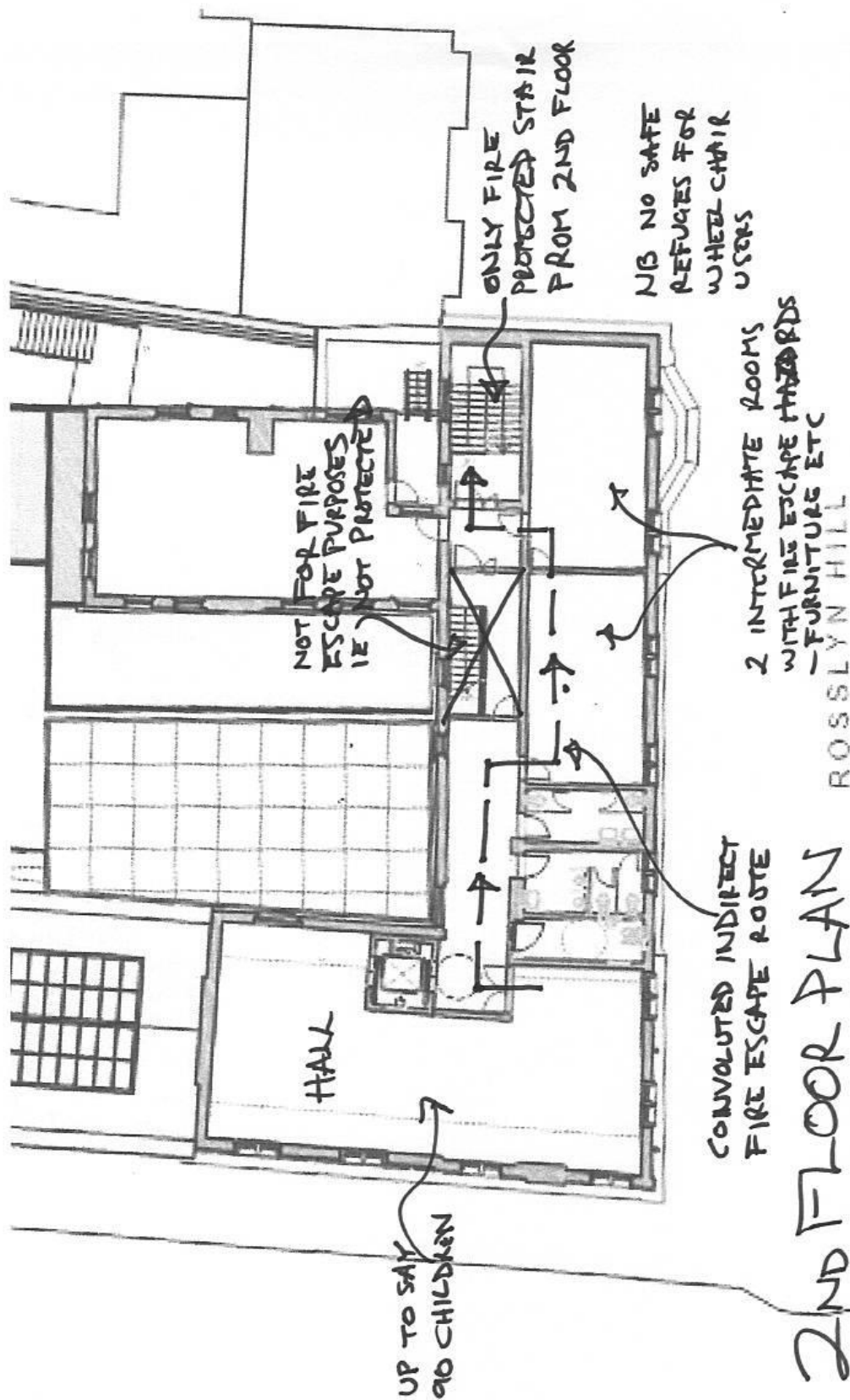
You have all the legitimate policy reasons you need to refuse this application if you should see fit, and I trust you can press officers on the details leading to their conclusions. It is your balancing of the factors, the benefits and the harm, that counts. You have to make a decision of historic proportions on the school impact on the education ecosystem and the lasting character and amenity of the local environment.

Andrew Neale. On behalf of HCRD and Hampstead Community.

Appendix 4: Hampstead Police Station air quality plan NO₂ levels



Appendix 7: Second Floor Plan



2019/2375/P - APPX.

David Fowler
Planning Officer
Camden Council
5 Pancras Square
N1C 4AG

13th November 2019

Dear Mr Fowler,

**Planning Application 2019/2375/P
Abacus Free School**

I am writing to **OBJECT** to the above proposal. My objections are less about the location and more about the lack of need for an additional school in Camden at this time.

I write as a resident in Camden and an ex-parent of its schools and also as a long-serving headteacher in the borough.

At a time when Camden's primary school roll is falling; when we are all struggling with an 8% real terms cut in our budget since 2010; when colleagues in other schools are dealing with reducing in size, losing staff and even potential closure, it is very hard to support a new school opening. At this juncture, when the council is being asked to decide if the school can re-locate to its proposed expensive and out-of-catchment new location, it seems vital that officers consider the school in this broader context and not only refuse planning but also to initiate the process of asking the DfE to close the school.

Camden is held in such high regard nationally for its strategic and thoughtful management of, and investment in, its school estate and their communities. It is revered for sustaining strong local leadership of schools, recruiting to headship easily and having no school less than good. This is centered in a council that makes principled, rational and inclusive decisions, always prioritising the needs of its less advantaged residents. To support a free school in this area does not sit with these core values.

Allowing a new build at a cost of millions of pounds, in an area that is not its catchment area, will undermine our existing family of schools. The funding for the (potential) 210 pupils at Abacus will put further stress on my colleagues in neighbouring schools who may lose yet more pupils and therefore funding. We have already observed the impact of Kings Cross Academy on schools such as Brecknock and St Aloysius.

It is a very different educational landscape to when Abacus was opened. There are now more than enough school places in our schools for Belsize children. There are over 100 current spare places in Reception despite the Authority already closing a school and capping 3 other schools' entry number.

All existing primary schools in Camden are good and 14 are outstanding. The argument that a 'good' school is needed is no longer valid. Nor is the argument for a 'local secular' school: there are places in good secular schools closer to the Belsize delineated catchment area than the proposed Hampstead site.

Abacus does not appear to be over-subscribed itself. Its current roll is 171 out of 210 capacity. The only full class is Reception. Year 3 has only 17 pupils. Many other one form entry Camden schools are full to capacity.

I'm sure residents will make the powerful case against in terms of traffic and pollution and the zero benefit this new school brings to Hampstead. My objections are educational.

I urge you to **REJECT** this application.

Yours sincerely

Kate Frood OBE
Headteacher
Eleanor Palmer School

A home for Abacus Belsize Primary School Summary for Planning Committee

Our Proposals

The Department for Education is proposing to convert the former Hampstead Police Station on Rosslyn Hill to be the permanent home for Abacus Belsize Primary School. The application is for a 1 form entry (1FE) – 210 pupils primary school (Use Class D1) and local business/enterprise space (Use Class B1).

The Planning Decision

The Planning Officers' report concludes:

“On the balance of all material planning considerations the proposals are considered acceptable and that the applicant has resolved the reasons for refusal of the previous application, with a much reduced scheme. It is therefore recommended that planning permission and listed building consent be granted.”

- The change of use is acceptable in planning policy terms.
- Brings a vacant public building back into beneficial use and safeguards its future.
- The cost and location are not material to this planning application.
- The proposals are considered acceptable in transport terms.
- The development is air quality neutral.
- The significance of the listed building and the conservation area will be preserved.

Visualisation of the front elevation onto Rosslyn Hill



Proposed Development

Abacus Belsize Primary School

The current planning application will provide a permanent home for Abacus after six years in temporary accommodation. The school is a mixed 1FE (210 pupils max) that opened in 2013. The school is rated OFSTED Outstanding and has consistently been in the top five schools in Camden for Early Years and Key Stage 1. In 2018, the Reception class had the borough’s highest outcomes, illustrating the high calibre of education that the school provides to the Belsize community. This outstanding primary school provides the choice of a non-independent and non-faith option within comfortable walking distance for the Belsize catchment area.

Catchment

Abacus was founded by a group of local campaigners and ‘pioneer parents’ from Belsize to meet the need for a secular state primary school for the area. The school was approved on the basis of both choice and need. The site is outside its catchment area but is only 250m from the boundary and significantly closer than the current temporary location. The catchment area was designed in collaboration with the Camden Council so as not to unduly affect any other local schools.

Heritage

Preserving and enhancing the grade II listed building and the Hampstead Conservation Area has been central to the design. The application has been informed by a detailed assessment of its significance, including input from Historic England. The key areas of significance will be preserved and, where appropriate, better revealed. Abacus will be a reliable occupant to ensure that the building is maintained well in to the future, restoring it as a key local landmark.

Visualisation of the Stable Block providing Year 5 & 6 classrooms and lower playground





Visualisation of reception classroom playground providing undercover outdoor space

Air Quality

The Camden Air Quality Officer has assessed the proposals and is satisfied that air quality is sufficient for students and that there would be no material air quality impact. The air in the playground areas will be suitable for play and other outdoor school activities. The building will be fully mechanically ventilated and will be Air Quality Neutral.

Noise:

Adverse noise effects will arise from the rear playground for only 2 hours per day, Monday-Friday during the school term. We have worked closely with neighbours to seek to reduce the adverse impacts. An acoustic barrier has been included as mitigation and designed in accordance with feedback from neighbours of Downshire Hill.

Transport

The school has always been car free and will remain walk-to-school. The majority of students live within a 15 minute walk of the site and 96% of all pupils currently walk or scoot to bus collection points. The s106 legal agreement will provide legal obligations to ensure:

- Car free development for the school and the B1 use.
- School Travel Plan and associated monitoring and measures contribution.
- Annual review of the School Travel Plan.
- Establish a School Travel Plan Review Group to include a local resident representative.
- Appoint a local resident representative as a Community Governor.



Visualisation of the Magistrates' Court Room as the proposed Business/ Enterprise Space

Local Business & Enterprise Space

The Magistrates Court is surplus to the floorspace requirements for a 1FE school. Flexible office accommodation is proposed, providing a facility for local small businesses and start-ups from the Hampstead area creating a valuable co-working space. This small facility has its own entrance on Downshire Hill, separate from the school.

Engaging with the Local Community

The applicant has conducted comprehensive engagement and consulted our proposals since January 2018. This was to ensure that local residents, parents are other stakeholders had the opportunity to view our plans and provide us with meaningful feedback. This has included:

- 5 workshops with local residents and councillors.
- A public exhibition over 3 days with 225 attendees.
- Development Management Forum with 130 attendees.
- A follow up Developer's Forum meeting at the request of Councillors.
- Meeting with Downshire Hill residents' to discuss noise concerns.
- Heritage site visit with Hampstead Community for Responsible Development.
- A collaborative site search with Hampstead residents.
- Distribution of several fact sheets all of which can be seen in full at

www.isupportabacus.org.



"Not only will it breathe new life into the building- continuing to attract local families who live within walking distance- but local businesses and shops will also benefit from the additional customer and trade it will bring to the area." - Local Resident, Jasma Jobanputra

Councillor Maria Higson

Hampstead Town Ward

✉ maria.higson@camden.gov.uk ☎ 07980 944 998

Dear Members of the Planning Committee,

Re: Written deputation with regards to planning application 2019/2375/P

Please accept my written deputation with regards to the planning application 2019/2375/P for the Former Hampstead Police Station, 26 Rosslyn Hill, NW3 1PD. I hope to support this deputation by addressing the Committee with regards to this application, which lies within my ward.

The Committee will be aware of the strong opinions on this application. Whilst I wish to indicate the specific planning matters which I feel require further scrutiny, I would like to set these within the context that this is in consideration of a planning application, not a school. The Abacus school provides an excellent secular education for an area of the Borough (Belsize) which has been historically poorly served and would be fully supported should another site be found within its catchment area. I would also like to thank those parents who have contacted me, with whom I have great sympathy.

However, this is a planning matter and I do believe that the Committee should consider whether all considerations have been sufficiently answered; **as a Ward Councillor for this application, it is my position that not all requirements have been met, and that this application should therefore not be approved at this point.** I previously provided a written objection, and I would like to focus now on two points: adherence to the Hampstead Neighbourhood Plan and Camden Local Plan, and traffic.

Adherence to the Hampstead Neighbourhood Plan and Camden Local Plan

The Hampstead Neighbourhood Forum, who developed and now ensure adherence to the Hampstead Neighbourhood Plan (HNP), have submitted a detailed objection which I would urge the Committee to refer to; it is my belief that the points raised have not been answered in the officers report.

Most notably recognising the environmental emergency and impact of poor air quality on children, I don't believe that the application has – or could ever – demonstrate that the number of traffic movements will not increase. This is contrary to paragraph 4.33 of the Camden Local Plan (*see below*) and HNP policy TT1, requiring that mitigating measures must ensure there is no net decrease in air quality within the plan area as a result of development.

In addition, HNP policy HC2 Community Facilities states that local schools in the Plan area should be supported, and I am very concerned that the location of Abacus outside of its catchment area could have a very significant impact on other schools in Hampstead (noting that this would not likely to be the case if the site were within the catchment area).

Traffic

As set out in my previous objection, the former Hampstead Police Station is outside of the defined catchment area of the school, which lies across the Belsize area (shown in Figure 1 below). The catchment area reaches all the way to the corner of Adelaide Road and Avenue Road, c. 1.4 km from the site with a gradient climb of c. 43m up from this point along the shortest route to the school.

As above, I would like to commend the significant number of parents who have contacted me to express that they would never use a car for the school run. However, we must be realistic, and I do not believe it is ever possible - no matter the intention or effort - to eradicate car vehicle traffic from a school; as such I believe this, or a 5% target, to be an unrealistic expectation.

Councillor Maria Higson

Hampstead Town Ward

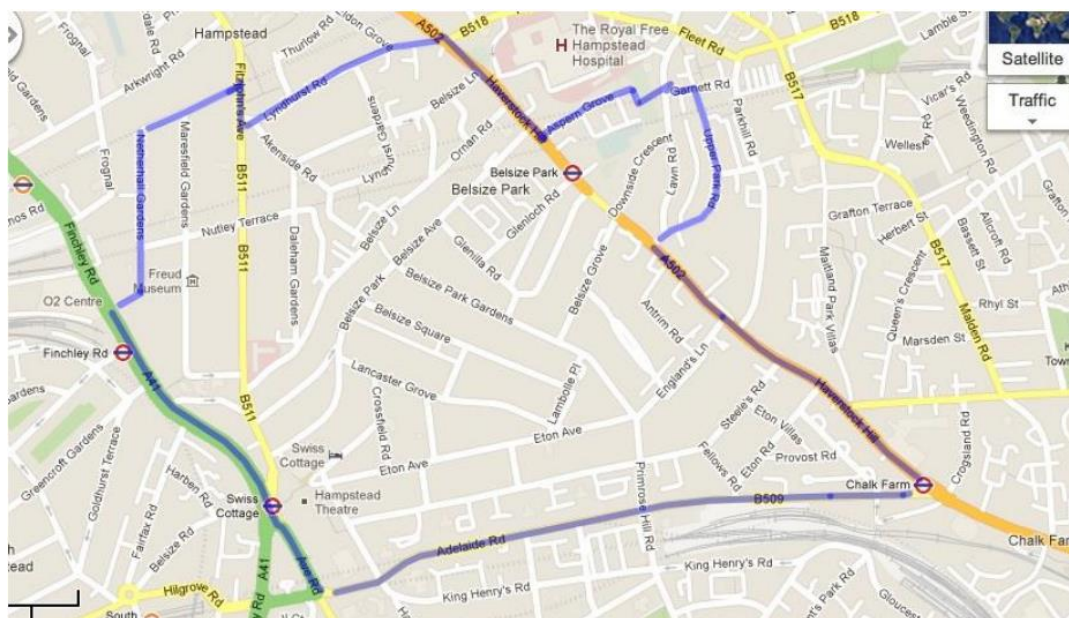
✉ maria.higson@camden.gov.uk ☎ 07980 944 998

It is also unclear to me why a benchmark of Kentish Town police station has been used for historic traffic, which is clearly inappropriate. The site was sold by the police in 2014; policing has changed significantly since then with the consolidation of services, and so you cannot simply apply the traffic of a station today (which has a different way of functioning). Furthermore, if a benchmark is to be used, why would another school in the area not be more sensible to indicate expected levels of traffic?

I look to New End Primary School to provide an example of a local school equally committed to being car-free, also with amazing staff who go above and beyond to try to tackle the issue. In contrast to the proposed Abacus site, New End Primary School lies within its catchment area, and yet still in a January 2018 “hands up” survey 22% of children said that they had been driven to school (as reported at the November 2018 public meeting with regard to the proposed Healthy School Street Scheme). A similar level of traffic from the Abacus school in the area of the former Hampstead Police Station - particularly along Downshire Hill - would be extremely damaging to the local community.

I strongly believe that the Council should consider the likely increase in traffic and paragraph 4.33 of the Camden Plan, which states that, *“Hampstead and Belsize Park have a very high concentration of schools where significant issues exist concerning the ‘school run’.* We will refuse applications for new schools or the expansion of existing schools in these areas, unless it can be demonstrated the number of traffic movements will not increase.” It is therefore my belief that this proposal breaches Camden’s own policies.

Figure 1: Catchment area of the Belsize Abacus Primary School



Objections have been received from every resident body I know of based in Hampstead Town ward, and I urge the Committee to consider the points raised in each of them, many of which I believe have not been adequately addressed or mitigated.

Kind regards,

Cllr Maria Higson

Abacus deputation statement

We support the application from Abacus to use the old police station on Rosslyn Hill as its permanent home.

The application is the culmination of a journey for the school of over a decade. In this time it has gone from being the seed of an idea to address the shortage of primary school places to a fully-fledged, outstanding primary school that is loved by the community and is providing a top class education to around 200 Camden children.

The specific points we would like to cover are:

The search for a suitable home

Campaigners from the Belsize community began looking for suitable sites for a school in 2009. Initially this search was aided by the Council. Later, the EFSA took the lead, working with members of the community and the school. The catchment area and the surrounding areas were trawled time and again in an exhaustive effort. Many sites seemed to show potential but had to be rejected. This was generally because either they were not available or they would not be possible to adapt for use as a school. There are certain requirements that a school building must meet, such as minimum classroom sizes. Modifying existing buildings, particularly those that are listed and/or in a conservation area, tends to be very difficult from a planning perspective. The former Belsize Fire Station is a good example of this – a lovely listed building perfectly located in the heart of the catchment area, but not possible to turn into a school without changing the building in a way that would never get planning permission.

The former police station has proven to be the only exception. As the planning report makes clear, while there is a heritage impact, it is on balance acceptable.

Disabled access

One criticism of the plans from a heritage perspective has been to say that the disabled access ramp at the front of the building has an unacceptable heritage impact. The planning report balances this impact against other positive heritage impacts as part of its heritage assessment. We suggest it would send a very negative message if disabled access was shunted to the side or rear of the building.

Traffic impact and air quality

Abacus was always intended to be a 'walk to school' school and it lives up to this intention. The vast majority of children (96%) already walk to the pick up points to get the bus to school. Indeed many Abacus families don't even own a car. Moving to this site will have the advantage of removing the need for the buses thus taking diesel vehicles off Camden's roads at a busy time. It is also worth considering that if it wasn't for Abacus its 200 pupils would be dispersed over a wider geographical area making it more likely they would be driven.

It's also important to recognise that the school run problem in NW3 is caused by the large number of private schools in the area. Abacus is a state school for the local community.

Noise impact

Some of the objections to the school complain about the noise impact that will derive from the use of the playground at the back. The number of residents effected by the noise is fairly low. More significantly, it is pertinent to consider the nature of the noise. It will be the sound of children

playing. It will only occur for portions of the day during school hours Monday to Friday during term time. Or in other words, the building will be entirely silent in the evenings, at weekends and during holidays. A great many people live next to schools of one type or another. Is this 'impact' really so terrible as to deny the school and its pupils the home that it needs.

Cllrs Tom Simon and Luisa Porritt (Belsize Ward)

Planning Committee dated 14 November 2019 ref 2019 / 3522/P

Address: Edinboro Castle, 57 Mornington Terrace, NW1 7RU

Submission by David Auger, 52A Mornington Terrace and on behalf of Clarkson & Mornington TRA.

We object to the proposed structures and particularly their use. Much has been made of similar applications in previous years but the papers provide a disappointingly brief synopsis of the impacts and history of complaints arising from the marquees and their use.

The "relevant history" included in the committee papers omits that some of the existing structures were erected without planning permission. There were subsequent complaints by residents in September 2015 (ref 11383364) regarding the structures including both the erection of the structures and their use, particularly the use of TV and audio equipment the use of which together with the associated increased noise levels, particularly shouting by patrons of the pub disturbed local residents in their homes. Music and shouting being audible inside residents homes with windows closed, and particularly noisy if residents windows are open. The retrospective planning permission that was granted failed to properly consider the previous complaints. Numerous complaints regarding disturbance and nuisance have not been followed up on a timely basis or comprehensively by the licensing team.

Heavy use of the garden area already causes considerable disturbance and nuisance to local residents. The number of patrons can be several hundred making a considerable noise. The volume from several hundred people talking and frequently shouting for short durations causes a disturbance which is compounded by the playing of music both in the garden itself and the existing associated structures with the noise from the music, particularly the bass, and the increased volume from the patrons trying to be heard over the music. The summer months are particularly bad. Only after repeated requests and complaints has the pub introduced a voluntary closing of the garden at 10pm after discussions with Camden officers. Mornington Terrace residents would like the garden closed at 9pm consistent with the hours of the other pub, the Victoria, that was on Mornington Terrace before it was closed. The 10pm closure was frequently not complied with. Normally in autumn there is some respite but the addition of large marquees effectively extends the disturbance over the November to January period when the marquees are in place. It is unlikely that the marquees would be properly closed and empty by the proposed 10.30pm closure. It should be noted that the long clean up period with frequent crashing of glasses and bottles into waste bins does not stop after the area being used has closed.

Previous years has seen music being played as well as the use of a microphone described in the committee papers. Despite the pub management promising that outside music and PAs would not be used, the pub has persisted in hosting DJ type events and promotions in the garden with various excuses as "not very often", "didn't appreciate how loud it would be", "it was a private party and the management didn't know what the hosts were planning". This has happened on too many occasions over the last couple of years to be anything other than a calculated acceptance of risk vs the reward of higher profits by management who are incentivised to maximise profits and reduce the

seasonality of the business by increasing the garden use in the winter months by effectively turning outside space into inside space.

The use of a pub garden is designed for patrons to be able to enjoy the outdoors and fine weather. It is not a site to provide the site for additional indoor facilities such as provided in the marquees. The use of the marquees repeatedly every year means that the evaluation of "temporary" is inappropriate and given the repetition every year, then adequate environmental and impact assessments should be performed. The structure of the marquee does not adequately prevent the break out of noise. It is also not in keeping with the character of the local residential area or the historic nature of the pub itself which has been eroded in recent years with the erection of the existing garden structures as highlighted by the Conservation Group.

There is also considerable disturbance caused when large numbers of the patrons leave at one time including both when the garden is closed at 10pm and pub closing at 11.20pm with large crowds congregating on the pavements outside residents homes, and frequently not dispersing. The use of door staff has limited effectiveness given the patrons are often just moved to the other side of the road. Door staff often leave the premises at shortly after closing leaving groups of patrons still just over the road, directly outside residents homes.

The type of events, and the party atmosphere that the pub promotes, is inappropriate for a residential area, and the boisterous activity of some patrons is compounded by the Christmas spirit. It is simply not credible for management to suggest that the events will be quiet dinners when all the pubs promotion is for a party atmosphere, with the dinners in the run up to Christmas, which the pub is promoting as starting in November. The advertising of Christmas parties by the pub started in September.

There is frequently other antisocial behaviour in the vicinity of the pub by patrons from both the garden and the pub's main building including drug taking and public urination in full view of residents homes, occasionally in the residents' front gardens, vomiting, playing football in the street, as well as general shouting associated with high levels of drunkenness. All this is visible by residents, its right outside their homes, and on occasion during the daytime at weekends, and early evening visible by local children. The WC facilities appear inadequate for the number of patrons when the garden is busy, and the venue has considerably more patrons than just the main building can accommodate. Camden's procedures for dealing with the issues have too long a delay to provide an opportunity to adequately deal with the problems. The use of the marquees extends this problem.

Our objection did not include the structure and appearance of the marquees, this was left to the local conservation group who have more expertise in this area, but we do support their objection. The reality is the proposed marquees are inconsistent with their intended use, failing to adequately mitigate the noise levels from the patrons inside which causes a disturbance and nuisance to residents and is a planning as well as a licensing issue. The fact that the marquees may have a similar use to the pub garden does not mean that they are appropriate. The use of the garden is already creating a disturbance, and this should not be allowed to be extended into the winter months.

David Auger

Planning Committee 14 -11-19

Edinboro Castle 2019 / 3522P

David Auger

Photos taken in July – September 2019 after measures agreed with Camden regarding garden closure at 10pm and dispersal.

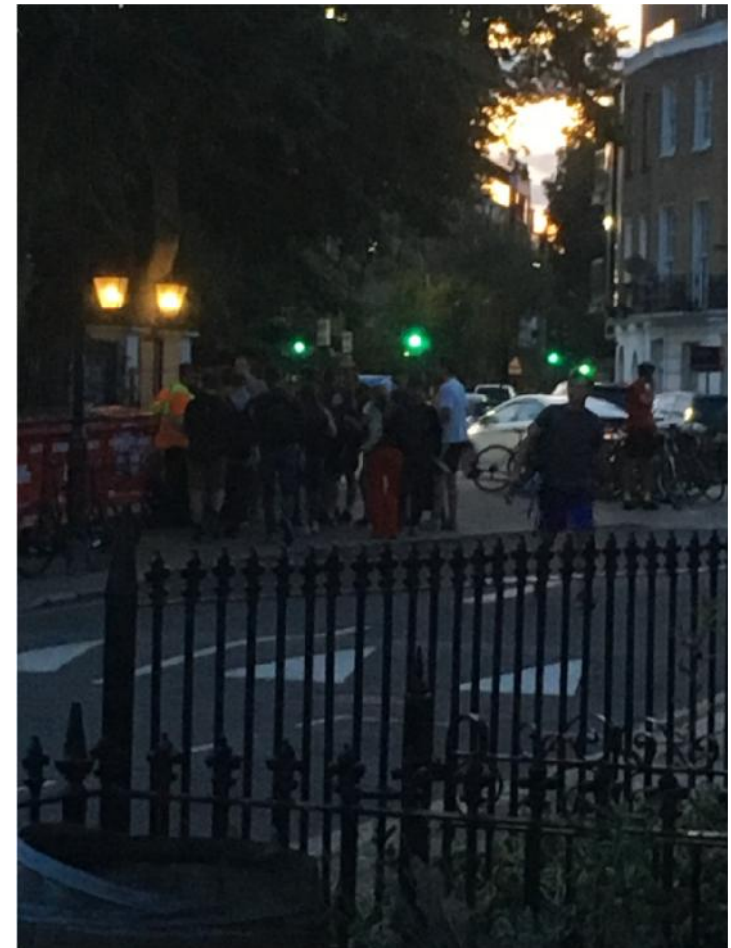
Pictures show garden not closed on time, crowds – not leaving, size of crowds when they do, and failure to disperse even after closing

**Crowds of people gather on the pavement both going in and leaving pub garden.
Use of garden extends venue to significant size with several hundred people.**

7 August 2019 at 20.53pm queuing
for entry on street



4 September 2019 at
21.52pm as garden
closing



Garden not closed at 10pm despite agreement and no dispersal on occasion

11 July 2019 10.05pm

25 July 2019 at 10pm exactly when garden is supposed to have closed. Clearly not closed and people not leaving.



25 July 2019 at 10.25pm after garden has closed

Even when people leave promptly there is still considerable disturbance to residents

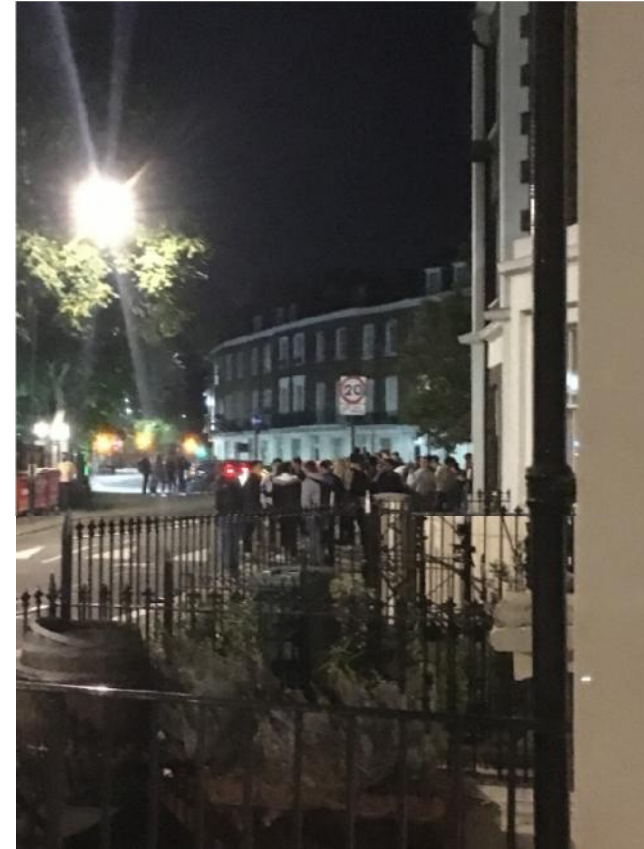
21 August 2019 9.58pm, group walking down street after leaving garden. This was one party of people, with lots of shouting to organise them.



24 August 2019 10pm, crowds gather, disrupting traffic, honking horns etc



5 September 2019 at
21.55pm as garden closing,
no door staff in sight ? Maybe
just



5 September 2019 at
21.54pm as garden closing,
no door staff in sight ? Or just
outside pub ?



7 September 2019 at 9.59pm as garden closes, no door staff visible, controlling patrons as leave.



31 July 2019 10pm. Problems not limited to crowds outside the pub but also patrons doing other things in vicinity. House on right is #58, next door to pub, directly opposite #53. Not uncommon !

Problems not limited to simply when garden closes, but rather groups of people / parties not leaving even well after closing time (11.20pm)

Last Christmas period, a party in January 2019. Taken on 18 January 2019 at 11.38pm, well after closing time. This was despite formal complaints before Christmas.



23 July 2019 11.39pm. Crowds still outside, despite numerous complaints to pub and Camden, and Camden confirming an agreements had been reached with the pub ??

From: [Ryan Beckwith](#)
To: [PlanningCommittee](#)
Cc: [Nick Davey](#)
Subject: Planning Committee 14th November 7.00 pm - Notification for right to respond to objectors - 2019/3522/P
Edinboro Castle, 57 Mornington Terrace
Date: 12 November 2019 16:57:37

Dear Dan Rodwell

We are the assigned agents for the above application (2019/3522/P) for Edinboro Castle, 57 Mornington Terrace, London NW1 7RU that is soon to be arriving at committee on Thursday, 14 November at 7.00 PM. As a result, in accordance with the procedures stated for agents and applicants during Planning Committee Deputations, we wish to reserve the right to respond verbally to any points raised by objectors towards this application. In this instance the individuals who would be responding are as followed; 'Nick Davey' the agent from The JTS Partnership LLP, 'Tim Lightfoot' from Mitchells & Butlers Retail Limited and 'Dave Hogan' the manager of the public house.

Kind Regards,

Ryan Beckwith
Assistant Planner

T: [REDACTED]
E: [REDACTED]
W: www.jtspartnership.co.uk

THE JTS PARTNERSHIP LLP
Number One, The Drive
Brentwood, CM13 3DJ

Trading as a Limited Liability Partnership. Registered in England & Wales. Registration No. OC307263. Regulated by RICS. This document, together with any attachment, is intended for, and should only be read by, those persons to whom it is addressed. Its contents are confidential and if you have received it in error please notify us immediately and delete all record of the message from your computer. Although this e-mail, and its attachments are believed to be free from any virus, it is the responsibility of the recipient to ensure that they are virus free. The JTS Partnership will accept no responsibility in this respect. A list of partners is available for inspection on request. Telephone: 01277 224664 Fax: 01277 215487

THE LONDON BOROUGH OF CAMDEN

At a meeting of the **PLANNING COMMITTEE** held on **THURSDAY, 14TH NOVEMBER, 2019** at 7.00 pm in The Council Chamber, Crowndale Centre, 218 Eversholt Street, London, NW1 1BD

MEMBERS OF THE COMMITTEE PRESENT

Councillors Heather Johnson (Chair), Flick Rea (Vice-Chair), Danny Beales, Marcus Boyland, Oliver Cooper, Adam Harrison, Samata Khatoon, Jenny Mulholland, Lazzaro Pietragnoli, Nazma Rahman and Anna Wright

MEMBERS OF THE COMMITTEE ABSENT

Councillors Andrew Parkinson, Georgie Robertson, Peter Taheri and Sue Vincent

ALSO PRESENT

Councillors Maria Higson, Angela Mason, Luisa Porritt, Tom Simon, Stephen Stark and Paul Tomlinson

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of the Planning Committee and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

1. APOLOGIES

Apologies for absence were received from Councillors Andrew Parkinson and Peter Taheri.

Apologies for lateness were received from Councillors Lazzaro Pietragnoli and Flick Rea.

2. DECLARATIONS BY MEMBERS OF PECUNIARY AND NON-PECUNIARY INTEREST IN RESPECT OF ITEMS ON THIS AGENDA

In respect of items 7(2 + 3), Former Hampstead Police Station, Councillor Oliver Cooper declared for transparency that he had received a number of direct representations both in support and against the applications, but he had not considered these. He was an ex-officio member of the Hampstead Neighbourhood Forum as well as a member of other groups who had made representations, but he had not been involved in any discussions by those groups in respect of the applications. He considered therefore that he did not have a prejudicial interest and would therefore participate as normal in the discussion and vote on the applications.

Councillor Marcus Boyland declared in respect of items 7(2+3), Former Hampstead Police Station, that he was a governor of Fleet School, but had not been involved in any conversations regarding the applications. He considered, therefore, that he did not have a prejudicial interest and would therefore participate as normal in the discussion and vote on the application.

3. ANNOUNCEMENTS

Webcasting

The Chair announced that the meeting was being broadcast live to the internet and would be capable of repeated viewing and copies of the recording could be made available to those that requested them. Those seated in the Chamber were deemed to be consenting to being filmed. Anyone wishing to avoid appearing on the webcast should move to one of the galleries.

4. REPRESENTATIONS TO THE COMMITTEE

The Chair noted a large number of representations had been sent directly to Committee members on multiple applications and reminded all parties that the Committee could not consider any materials sent to them directly outside of the appropriate mechanisms for making deputations and written submissions.

RESOLVED –

THAT the deputation requests and written submissions contained in the supplementary agenda be accepted.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no urgent business.

6. MINUTES

The Chair noted a large number of representations had been sent directly to Committee members on multiple applications and reminded all parties that the Committee could not consider any materials sent to them outside of the appropriate mechanisms for making deputations and written submissions.

RESOLVED –

THAT the deputation requests and written submissions contained in the supplementary agenda be accepted.

7. PLANNING APPLICATIONS

Consideration was given to the report of the Executive Director Supporting Communities.

7(1) FLAT 1, 226 FINCHLEY ROAD, LONDON, NW3 6DH

The Chair outlined that the application had been deferred for further information at the Committee meeting on 8th August 2019. In line with usual practice, only those Members who had been present during the previous discussion could participate and vote on the application at this meeting. Of those Committee members present, those eligible were Councillors Danny Beales, Marcus Boyland, Oliver Cooper, Anna Wright and the Chair herself.

The Planning Officer confirmed that the condition set out in the previous supplementary agenda was still recommended as set out in an appendix to the report.

On being put to the vote it was, with 4 votes in favour, none against and 1 abstention:

RESOLVED –

THAT planning permission be granted subject to conditions as set out in the report.

ACTION BY: Director of Regeneration and Planning

7(2) FORMER HAMPSTEAD POLICE STATION, 26 ROSSLYN HILL, LONDON, NW3 1PD

7(3) RELATED APPLICATION

Consideration was also given to the deputations and written submissions as outlined at item 4 above.

The Planning Officer outlined some proposed amendments to conditions as part of his presentation:

- Condition 4 regarding salvage and retention would be tightened up by changing it to a discharge condition and referring to the original flooring;
- Condition 15 would be amended to make it clearer that the school was restricted to a one-form entry primary school with ancillary use limited to community use under the Community Use Plan; and

- Amendments to the condition on hours of community use to remove reference to community groups and set out hours of use as Saturdays until 17:00 and Sundays until 18:00.

If the Committee was minded to approve the applications, the final wording of these amendments would be agreed using the standard delegation to officers.

The Legal Adviser reminded the Committee that the application could only be determined on planning grounds in accordance with the relevant policies. Education considerations were only relevant in so far as they were referred to in planning policy and he referred the Committee to paragraphs 7.1 to 7.4 and 7.10 of the report.

Committee members noted this advice but commented that there was a burden on planning authorities to make provision for schools in their areas, and that in recent years there had been limited effort looking at alternative sites for Abacus Belsize Primary School ('Abacus'). It was suggested that the London Plan did not add as much weight in terms of positively favouring schools as suggested in the report, but the guidance in the National Planning Policy Framework (NPPF) was noted.

In discussion, Members made the following points:

- Existing air quality in the area was poor and there was a lack of detail on how the impact on pupils would be adequately mitigated;
- The existing concentration of schools in Hampstead and Belsize creating a cumulative impact was a material consideration;
- The information on projected and planned car journeys arising from the survey undertaken seemed implausible; and
- The 46 long-stay cycle and scooter places provided were only a small proportion of the 210-pupil intake, notwithstanding staff as well. This was therefore not reassuring in terms of supporting a car-free school.

Invited to respond, the agent for the applicant confirmed that there would be 34 cycle spaces to the rear of the school alongside 18 scooter spaces. There would be an additional 4 cycle spaces at the front of the school. On the policy points, he commented the NPPF was clear about ensuring sufficient choice of school places and Abacus established that choice given the make-up of existing schools in the area.

On air quality, the Planning Officer confirmed there was poor air quality on Rosslyn Hill, but given the commitment to a car-free school this would not worsen. An air quality report had been submitted and the assessing officer was satisfied that the proposals were appropriate; air would be taken in from the rear and filtered through a ventilation system. The air quality in the playground, which was to the rear, was considered to be within the acceptable range.

Asked to comment on air quality, the depute in objection set out that all the evidence was that the air pollution on Rosslyn Hill was demonstrably unacceptable for school pupils. The Planning Officer commented that the London Plan set out that

schools should not be situated on main roads unless air quality could be mitigated. Officers were happy that mitigation had been provided and the air quality inside the building and in the playground would be at safe levels.

Committee members queried whether a negative impact on school rolls at other schools represented a failure to protect existing resources, which was referenced in planning policy. Policy also cited need in the context of need for facilities. The Planning Officer advised that policies generally talked about choice and diversity of choice and encouraged school developments. Need for a school was not referenced in any specific planning policy though it was important to note this was not a new school and need had not been a reason for refusal of the previous application. Committee members disagreed and emphasised that London Plan and Hampstead Neighbourhood Plan seemed to provide planning grounds to consider need.

Turning to potential safeguarding issues arising from design of the space, the applicant and agent advised there were no windows from Class B1 office space that looked on to the school playground and there was separate access to the office space on Downshire Hill. The internal lift was shared between the school and office space, but designed so that doors to the offices opened on one floor on one side of the lift, and the doors to the school opened on a different floor on the opposite side. Access was limited to those with key cards – none of whom would be children – and the key card would not allow an office user to go to the school floor or vice-versa. Nor would the system allow office users and school users to access the lift at the same time. The Head of Development Management advised that something could be added into the proposed Management Plan to cover the safeguarding points for avoidance of doubt.

Committee members commented that it would be difficult to discourage parents driving their children to the school as it was situated on a main road, which would also hamper it being part of the Healthy School Streets programme. Queries were raised around the transport modelling with it suggested that the 20% of pupils being dropped by car at New End Primary School was a more reasonable benchmark, especially with the site on an uphill location. The siting of the school outside of the catchment area was also remarked on, and although not by much, still raised concerns about the temptation for parents to drive to the school. Responding, the agent for the applicant advised that the entire school catchment area was within a 20-minute walk to the school and parents were committed to a car-free approach.

The Transport Officer outlined that as the application was for a change of use the approach was to compare existing use with proposed use. Unfortunately, there was no credible data available for traffic and trips associated with the site when it had been in use as a police station. Therefore, officers had looked for a comparable site and decided that Kentish Town Police Station, as a police station in the borough with comparable floorspace, was the best site to use by way of comparator.

Committee members suggested that given the differences the police station locations, only limited weight should be given to that data. The Local Plan, it was suggested, was clear that additional traffic should not be permitted at this site. The

proposals appeared lacking in terms of strict controls for preventing car use and it was difficult to enforce a car-free school at this location.

The Head of Development Management advised that there were controls proposed in support of a car-free scheme and both planning enforcement and highways powers available to enforce. Those controls including a robust travel plan and on total number of pupils and how they arrived, were wide-ranging and by contrast there were many schools in Hampstead with no such controls. It would not be appropriate to use a vacant building as a baseline for measuring transport impact, and the appropriate baseline was use as a police station. Data was however available for the school's existing site. Officers had considered the information available and concluded there was no negative transport impact.

Answering a question, the Planning Officer confirmed that the scheme was being assessed as an existing school moving to a new site. Pupils were already travelling to and from the area to the school's existing site, which was much further away from the catchment area than the site, which was 250 metres outside the catchment area.

Committee members expressed the view that some elements of the report seemed to assess the scheme against policies regarding new schools and other elements were reliant on policies for existing schools. The Head of Development Management outlined that the Committee was being asked to consider a change of use from a police station into a Class D1 use, which included school use. The consideration was then whether an existing school – not a new school – moving to this location had such impacts that it could not be permitted. She highlighted that Abacus had been operating for a number of years at Jubilee Waterside, where permission for use as a school was temporary. The Committee was advised that the previous reasons for refusal were a material planning consideration, and that previous application had been assessed as an existing school. While policies had changed in recent years, they were substantially the same in terms of assessing this application.

Committee members noted that there would be less than substantial harm arising from the proposals in heritage terms and this had to be balanced against the public benefit, and it was not clear what public benefit there was from the application as there was no need for school places in the area at this time. They also highlighted the adoption of the Hampstead Neighbourhood Plan since the previous application was considered, which set out the need to be cautious around permitting additional schools in Hampstead because of cumulative impacts.

Officers drew attention to paragraphs in the NPPF offering general encouragement for new school infrastructure, and advised that their interpretation was that the London Plan added weight to this. The Neighbourhood Plan had equal weight to the Local Plan, and the application had been assessed against it, specifically noting the section regarding schools. Sufficient mitigation through conditions and a Section 106 legal agreement was available to conclude that the application complied with the Neighbourhood Plan.

Responding, Committee members outlined that the thrust of the NPPF was to place importance on ensuring sufficient school choice. As an existing school, this application did not offer additional choice and simply preserved existing choice. Therefore, this part of the NPPF should not be given any significant weight. Nor did the application expand, alter or improve a school site, which was supported. The NPPF was however clear on protecting existing resources, which must include broader community infrastructure such as schools. In summary, no strong positive weight should be given to the application being for a school and the consideration was whether the impacts of the scheme were acceptable.

The Legal Adviser remarked that the overall tenor of planning policy was to look at such school proposals positively, but agreed that this was an unusual application and there was scope for policy to be interpreted differently. He added that in terms of protecting existing resources, the London Plan also set out the need to facilitate the provision of existing social infrastructure, which this application, in effect, achieved.

Answering additional questions, the Planning Officer informed the Committee:

- The accessibility of the site had been examined, and officers were satisfied that it met the required standards for disability access;
- Fire safety was generally a matter for Building Control, who had indicated that they could see no reason on the face of it why the application would not meet safety requirements;
- There was some debate on the existing number of car parking spaces, but the proposal was car-free and there would be no parking on site as the entire space was needed for the playground; and
- All servicing would take place onsite.

The applicant was invited to set out what measures Abacus would take to improve its STARS accreditation from silver to gold, as there was limited detail in the draft Travel Plan. Committee members were informed about a walking bus being trialled, agreed staffing to support travel plan measures, as well as continuing with all the existing measures, which would be enhanced by being closer to the catchment area. Committee members reiterated concerns that the different location and topography and not having a bus from the area to the school's existing site would change behaviour meaning that existing measures would not necessarily translate. The Planning Officer agreed there would be a change in behaviour and while the site was uphill and on a busy road, that it was far closer to the catchment area meant that in officers' assessment that change would be a positive one.

It was queried by Committee members why the office space was upstairs while some of the classrooms were in lower ground rooms with less light. The Planning Officer advised that the classrooms at the lower level did have windows and sufficient natural light. The agent for the applicant added those rooms would have access to outdoor space and were designed to educational space standards. Rooms at the lower level at the front, with less light, were for support staff and not teaching.

The Legal Adviser confirmed that there was a very high threshold to the test for determining that the building was not suitable for a school and in his view that threshold was not met. The Planning Officer added that it was a civic building, so suggesting it was not suitable for another civic use was difficult to sustain. The Head of Development Management added that there were separate standards on school buildings outside the planning framework that the applicant would need to adhere to, and hence it did not need to be covered in detail as part of the planning assessment.

Turning to the less than substantial harm arising from the proposal, Committee members queried whether given the lack of historic magistrates' courts it was not unreasonable to seek to preserve it with its fixtures and fittings. The test used on whether or not it was suitable as a modern magistrates' court was also critiqued, as there may be other uses that reduced the harm. Less than substantial harm would arise, and it was reiterated that it was not clear that there was public benefit to outweigh this given the lack of need and detrimental impact on other local schools. The Planning Officer outlined public benefits from bringing the building back into use, retaining a civic use for the public, conservation and improvements to heritage aspects, and providing a permanent home for a school close to its catchment area.

The Conservation Officer informed the Committee:

- The site was seemingly the first provision of a facility for juvenile defendants and therefore a use involving young people was appropriate;
- Over a number of years, the three separate uses had been blurred as the police adapted the building for their use. As a result the existing building no longer represented the original Dixon Butler design, though there were some remaining features such as fixtures and fittings;
- A continued use as a police station and magistrates' court would require adaptations that would result in harm;
- The less than substantial harm had to be managed against any public benefits and optimum use. Investment in and maintenance of the building for civic use was a public benefit;
- Officers had negotiated a number of changes to guard against overdevelopment and there were a number of conditions to safeguard the heritage, including a salvage condition; and
- The NPPF had a hierarchy of acceptability of changes where there were specifically designed buildings that it was difficult to continue to use with the same use. This proposal conformed with that by preserving a number of features in a space that could not be used as a modern court.

Committee members suggested that the assessment reduced the heritage value of the magistrates' court to a minimal level, on the basis it was no longer useable as a magistrates' court. There was value in preserving the magistrates' court in that setting and it was not clear the application represented the minimum intervention needed to retain it for public use. It was easy to envisage events taking place in the space, which would require fewer changes.

The Head of Development Management reiterated that it was a listed building designed for a very specific use, with the fixtures and fitting designed for that use. Given it would not reopen as a police station and magistrates' court, retaining some form of public use was a benefit. It was difficult to identify other uses that would require less intervention, while ensuring there was use of the space. A residential scheme would lead to significantly more harm for example. Officers had negotiated a scheme that preserved as much of the historic fabric as reasonably possible.

Responding to a question, the Conservation Officer outlined the basis of the Grade II listing as being on the basis of architectural interest and historic use, with the civic presence and hierarchy of spaces referred to. Features such as the courtroom panelling, furniture, detailing, cornices and joinery were referred to, but with it noted the court was significant as a whole courthouse experience. She added that the application included proposals to restore the room, including repairing plasterwork and removing the suspended ceiling to expose the original ceiling.

The Planning Officer commented that it had been the applicant who had commissioned Historic England to update the listing so they could better understand the heritage and how to preserve it. He reiterated there was no alternative use that could be expected to maintain all the existing fixtures and fittings. A Class B1 office use would see some of the features retained, but it would not be reasonable to retain them all. Committee members commented that the school could keep the space vacant and use it for events potentially, citing other historic magistrates' courts being preserved. Providing an alternative use simply because the school did not want to use the magistrates' court space was not the test. The Head of Development Management cautioned that there were a limited number of uses for the magistrates' court and very few parties who would be willing to retain it fully. If it was insisted that the magistrates' court had to retain all its features, the likely outcome was an empty building, which would be harmful to it as a Grade II listed building.

Turning to noise, the Planning Officer advised the Committee:

- Children would make noise in the playground but only during two hours per day in term-time. This was considered acceptable;
- The previous application had been for two-form entry with double the number of pupils, who would have been using a smaller playground. Therefore the noise was significantly less for this scheme;
- The proposed conditions balanced the need for pupils to have a good outdoor environment against amenity impacts on residents;
- A condition would allow use of the playground for four weekends a year;
- Acoustic screens were proposed, but would not be for the closest properties due to loss of daylight;
- There were a mixture of types of rooms in residential properties adjacent to the playground as well as some rear gardens;
- The nearest property was 1 metre from the proposed playground; and
- The Community Use Plan would cover the details of hours and access for community use.

The Head of Development Management commented that the test was whether it was acceptable to have the proposed use next to residential properties, and highlighted that there were a number of schools in the borough next to residential properties. It was accepted residents in the area did not want the noise from a school and there was an impact, but the conditions achieved a balance. There was also a benefit to residents from having a use at this site that limited noise at evenings, the majority of weekends, and during school holidays.

Committee members queried whether the acoustic screens would be effective given how close the residential properties were to the playground. The height of the screen also appeared intrusive and impacted on daylight to those properties. Members remarked that the agent of change was the school moving to the site, and under the agent of change principle, it was local residents who were impacted and whose amenity needed to be protected. It was not clear that permitting a significant noise impact at a certain time during the day was acceptable, nor that mitigation through a screen that diminished daylight reaching a residential property protected amenity. Having a screen suggested that there was a noise impact, otherwise mitigation would not be needed.

The Planning Officer advised that a noise report had been submitted and that the potential impact on existing residents had been assessed. While the noise of children playing could not be mitigated in itself, given the limited period when this would occur and conditions proposed, the noise impact was considered limited and acceptable. He clarified that conditions would manage the times that the playground could be used and not put a cap on the number of decibels, with proposed condition 6 being amended accordingly in the supplementary agenda.

The noise consultant for the applicant advised that the noise report had found the noise of children playing the playground to be at most 64 decibels, with an average of 60 decibels. He commented that proposed use of the playground had been reduced to two hours a day since the noise report had been submitted. The acoustic screens would enhance the screening provided by the existing brick wall, and their height was designed to balance impact on daylight to the residential properties while mitigating some of the noise from the playground. The applicant confirmed that access to the playground for two hours per day was considered sufficient. Committee members queried whether the school could operate effectively with no use of the playground for after-school activities as happened with many other schools.

The Transport Officer advised in response to a question that a financial contribution would be secured to look at the pavement outside the school and ensure there was a safe crossing point. Committee members noted that children outside the school and waiting at any crossing would be subject to high particulate matter and therefore poor air quality. They also raised concerns about the air quality impact for children walking to Hampstead Heath for outdoor learning. The Planning Officer replied that walking was encouraged generally, and that Downshire Hill was less busy than Rosslyn Hill so there were no objections from officers to children walking to the Heath. He also outlined there was a small canopy area in the playground that would

not be controlled by the hours condition on the playground, and while not large enough for sports or similar, gave pupils the opportunity to go outside other than during the conditioned two hour window.

On being put to the vote it was, with 9 votes unanimously against:

RESOLVED –

- i) THAT planning permission subject to conditions and a Section 106 legal agreement as set out in the report, supplementary agenda and verbally at the meeting not be granted;
- ii) THAT listed building consent subject to conditions as set out in the report and supplementary agenda not be granted.

In discussion, Committee members suggested that the applications contravened policies related to protecting amenity of existing residential users as a result of noise impact from use of the outdoor space. There was a deficiency of robust evidence to show how granting the applications would not lead to additional car journeys, and therefore granting the applications was likely to lead to increased traffic and a negative impact on the local transport network and resultant poorer air quality in the area. Internal heritage aspects in the listed building, particularly the loss of fixtures and fittings in the magistrates' court, would be lead to less than substantial harm, without sufficient public benefits to outweigh this. Finally, there would be negative air quality impacts on users of the building due to its location on a main road where there was poor air quality.

On being put to the vote it was with 9 votes unanimously in favour:

RESOLVED –

THAT for the reasons set out above, planning permission and listed building consent be refused.

ACTION BY: Director of Regeneration and Planning

7(4) 115 -119 CAMDEN HIGH STREET, LONDON, NW1 7JS

This application was deferred due to lack of time.

7(5) EDINBORO CASTLE, 57 MORNINGTON TERRACE, LONDON, NW1 7RU

Consideration was also given to the deputations as outlined at item 4 above. The Chair confirmed as per the supplementary agenda that she was stepping down from the Committee to speak in her capacity as ward councillor for Regent's Park so the Vice-Chair assumed the Chair.

Upon being asked, the applicant confirmed they were happy to agree to the condition proposed by the ward councillor speaking in objection as their intention was always to end use of the marquees at 10pm with dispersal starting at the same time.

The Planning Officer advised in response to a question that while there was an overlap between the licensing and planning regulatory frameworks, there were planning conditions proposed which were enforceable including serving an injunction if necessary.

On being put to the vote, it was with 7 votes in favour, 1 against and 1 abstention:

RESOLVED –

THAT planning permission be granted subject to conditions as set out in the report and an additional condition to end use of the marquees at 10pm, with no drinks to be served after 9:30pm.

**7(6) 53-55 CHALTON STREET AND 60 CHURCHWAY, LONDON, NW1 1HY
AND 70 CHURCHWAY, LONDON, NW1 1LT**

7(7) RELATED APPLICATION

These applications were deferred due to lack of time.

8. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was none.

Having adjourned between 8:26 and 8:30 pm, and 10:08 and 10:11 pm, and having moved Committee Rule 19(a), the meeting ended at 10:30 pm.

CHAIR

Contact Officer: Dan Rodwell

Telephone No: 020 7974 5678

E-Mail: planningcommittee@camden.gov.uk

MINUTES END