



David Fowler  
Development Control  
Planning Services  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

Your reference  
Our reference  
Telephone  
e-Mail

2019/2375/P and 2019/2491/L  
1000454909  
0207 087 5478  
Tim.byrne@eu.jll.com

20<sup>th</sup> September 2019

Dear David,

**FORMER HAMPSTEAD POLICE STATION, ROSSLYN HILL, LONDON NW3 1PD  
IN RELATION TO APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

Further to the information provided on the 6<sup>th</sup> September, please find further details and information relating to the acoustic wall, heritage response and highways response, and a response to HRDC on the proposed fire strategy and highways. We hope that the information provided alongside this cover letter will satisfy and resolve the queries raised.

**Documents Enclosed**

- JLL Heritage Response;
- JGA Fire Strategy Response;
- Revised Plans;
- PMA Highways Technical Note to Camden Council (September 2019);
- PMA Walking Bus Technical Note (September 2019); and
- PMA Response to the TTP Consulting 'Transport Assessment Audit' (July 2019) submitted on behalf of the HCRD (September 2019).

For clarity, Table 1 shows which plans have been supersede and revised, as well as new plans.

**Table 1 - Proposed Plans**

Plan	Superseded	Proposed
Lower Ground Floor Plan - Demolition	D-1732-100C	D-1732-100E
Ground Floor Plan - Demolition	D-1732-101C	D-1732-101E
First Floor Plan - Demolition	D-1732-102C	D-1732-102E
Second Floor Plan - Demolition	D-1732-103C	D-1732-103D
Section CC - Demolition		D-1732-105A
Proposed Lower Ground Floor Plan	P-1732-100E	P-1732-100H
Proposed Ground Floor Plan	P-1732-101D	P-1732-101E
Proposed First Floor Plan	P-1732-102D	P-1732-102G
Proposed Second Floor Plan	P-1732-103D	P-1732-103G
Proposed Roof Plan	P-1732-104B	P-1732-104C
Rear Yard Elevation (Acoustic Barrier)	P-1732-310	P-1732-310A

Proposed Annex Elevation	P-1732-204D	P-1732-204F
Existing Lower Ground Floor Plan	E-1732-100B	E-1732-100C
Existing Ground Floor Plan	E-1732-101B	E-1732-101C
Existing First Floor Plan	E-1732-102B	E-1732-102C
Existing Second Floor Plan	E-1732-103B	E-1732-103C
Existing Roof Plan	E-1732-104B	E-1732-104C

## Queries and Response

### *Acoustic Barrier*

In response to concerns raised about the proposed 4-meter acoustic barrier by the residents on Downshire Hill that are adjacent to the playground at the rear of the site, a meeting was held on the 17<sup>th</sup> July to discuss the matter with them. From the meeting and follow up correspondence, the design of the acoustic barrier has been amended. The acoustic barrier has been removed in front of 51 and 52, 52a Downshire Hill, and a 3-meter acoustic wall at 1-meter from the existing wall is proposed in front of 50 Downshire Hill.

The acoustic barrier between the PE store and stable block, as well as the stable block and refuse area is to be retained, as per the initial proposal.

During this amendment, it became apparent there was a design inconsistency on the existing wall between the playground and Downshire Hill residents, this has now been rectified and all drawings updated for consistency.

### *Heritage*

In response to queries raised by Camden's Conservation Officer and Asset Heritage Consulting on behalf of the Hampstead Community for Responsible Development (HCRD), please find the JLL Heritage Response enclosed in this submission. In addition to this, plans and sections have been produced which included the requested revisions from Camden, for clarity please see the revisions below:

- The ground floor plans have been revised to retain walls where possible. This has led to the slight reconfiguration of rooms.
- The proposed plans have been amended to retain the walls and doors within the public waiting area on the first floor.
- The terrazzo floor will be retained and has been clearly illustrated on the proposed sections.
- The drawings have been updated to show the retention of the Magistrate's court bench.

### *Fire Strategy Note*

In response to the concerns raised by HCRD, the fire strategy engineers have produced a response to provide clarity that the scheme is compliant with fire safety standards. Please find the Fire Strategy Note enclosed.

### *Transport*

In response to queries raised by Camden's Highways Officer a further transport survey of Kentish Town police station has been undertaken on Wednesday 11th September 2019 from 0700-1900 to establish an indicative baseline figure for trip generation from the vacant Hampstead Police Station. This has been requested and agreed by Camden's Highways Officer. Paul Mews have provided the following information:

- Highways Technical Note to Camden Council (September 2019);
- Walking Bus Technical Note (September 2019);
- Response to the TTP Consulting 'Transport Assessment Audit' (July 2019) submitted on behalf of the HCRD (September 2019).



**Additional Information**

Revised Daylight Sunlight and Acoustic reports are being produced which will be issued as soon as possible. Should you have any queries, please do not hesitate to contact Tim Byrne of these offices on 0207 087 5478.

Yours sincerely,

A handwritten signature in black ink that reads 'T Byrne'.

**Tim Byrne**

Director - Planning, Development & Heritage

JLL

30 Warwick Street, London W1B 5NH

T +44 (0)207 087 5478

M +44 (0)7730 091519

Tim.Byrne@eu.jll.com

jll.co.uk