

# 2022/0329/P; 2022/0624/L: Stables Building Former Hampstead Police Station



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1. Aerial view of the Stables building at the rear of Former Hampstead Police Station, and the access from Downshire Hill



2. Closer-up aerial view of the Stables building



3. The front elevation of the Stables building

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	i. 24/03/2022 ii. 24/03/2022
<b>(Members Briefing)</b>		N/A	<b>Consultation Expiry Date:</b>	i. 03/04/2022 ii. 03/04/2022
<b>Officer</b>			<b>Application Number(s)</b>	
David Fowler			i. 2022/0329/P ii. 2022/0624/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Hampstead Police Station 26 Rossllyn Hill London NW3 1PD			See draft decision notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
i. Change of use and refurbishment of the Stables building and internal alterations to provide residential accommodation, alteration of the flat roof to provide skylights and adequate insulation, installation of solar PV panels, the opening of windows previously blocked on the side elevation and the installation of a rear dormer window at roof level. ii. Change of use and refurbishment of the Stables building and internal alterations to provide residential accommodation, alteration of the flat roof to provide skylights and adequate insulation, installation of solar PV panels, the opening of windows previously blocked on the side elevation and the installation of a rear dormer window at roof level.				
<b>Recommendation:</b>		i. Grant conditional planning permission subject to a Section 106 Legal Agreement ii. Grant listed building consent		
<b>Application Type:</b>		i. Full Planning Permission ii. Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<ul style="list-style-type: none"> <li>i. Site notices were displayed near to the site on 04/03/2022 (consultation end date 28/03/2022). The development was also advertised in the Ham and High on 10/03/2022 (consultation end date 03/04/2022).</li> <li>ii. Site notices were displayed near to the site on 04/03/2022 (consultation end date 28/03/2022). The development was also advertised in the Ham and High on 10/03/2022 (consultation end date 03/04/2022).</li> </ul>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>7</b>	No. of objections	<b>7</b>
<b>Summary of consultation responses:</b>	<p>Six letters were received from properties on Downshire Hill, including Hampstead Hill Mansions, , making the following comments:</p> <p>Support</p> <ul style="list-style-type: none"> <li>- Generally support the application subject to resolving amenity concerns (outlined below)</li> <li>- Impressed with the sustainable nature of the development</li> </ul> <p>Amenity</p> <ul style="list-style-type: none"> <li>- Overlooking from windows on north-east elevation, new windows/unblocked windows proposed, would directly overlook gardens of Hampstead Hill Mansions, when windows were open when the garden in question was part of the curtilage of the police station, a condition should be attached that the windows are glazed and fixed shut</li> <li>- Noise nuisance form the proposed air source heat pumps, should be located as far as possible from Hampstead Hill Mansions, should have acoustic mitigation</li> </ul> <p><u>Officer's response:</u></p> <p><i>Please see sections on 'Amenity' (paragraph 8) and 'Energy and sustainability' (paragraph 10).</i></p>			
<b>Heath and Hampstead Society:</b>	<p>A letter of objection was received on behalf of the Heath and Hampstead Society. Their objection comments can be summarised as follows:</p> <p>Landscaping</p> <ul style="list-style-type: none"> <li>• No landscaping is shown, no trees or planting, will need to be a boundary wall separating the premises form the courtyard of the main building.</li> </ul> <p>Design and conservation</p> <ul style="list-style-type: none"> <li>• The proposal would be more acceptable if the single-storey 1950s/1960s extension were demolished.</li> </ul> <p>Amenity</p> <ul style="list-style-type: none"> <li>• The Society note the neighbours' reasonable requests regarding windows.</li> </ul> <p><u>Officer's response:</u></p> <p><i>Please see sections on 'Amenity' (paragraph 8) and 'Standard of accommodation'</i></p>			

	<i>(paragraph 6.4 onwards).</i>
<b>Hampstead Neighbourhood Forum</b>	No comments on this application but a query on the provision of outdoor space.  <u><i>Officer's response:</i></u> <i>Please see section on 'Standard of accommodation' (paragraph 6.4 onwards).</i>

## Site Description

The application site is the stables building of 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, including the stables, is 'sui generis', being a use that does not fall within any defined use class.

The stables building is situated at the rear of the site (the northern part) and is accessed via Downshire Hill (see plan below).



The stables building comprises a ground floor and first floor. There is a hardstanding area that was used for car parking between the main building and the stables. The site slopes down to the rear, towards the stables building. The site has been vacant since 2013.

The buildings on site are Grade II listed and sit within the Hampstead Conservation Area. The main building and the stables building were constructed in red brick with stone dressings as designed by J Dixon Butler (1910-13). The buildings on the site are on the 'Buildings at Risk' register, given the length of time they have been derelict.

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.

The site has a PTAL rating of 4, which is a 'good' accessibility level and the site sits within a controlled parking zone.

The site was purchased by the Educational Funding Agency (EFA) in 2013, but it has since been sold following unsuccessful attempts to obtain planning permission for the change of use to a school.

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.

## Relevant History

The planning history for the application site can be summarised as follows:

**2019/2375/P and 2019/2491/L**

Planning permission and listed building consent **REFUSED** by the Planning Committee for:

- i. The proposed development by virtue of its use, location and catchment area is likely to result in an increase in trips by private motor vehicles, increased traffic congestion and exacerbating air pollution and would fail to sufficiently prioritise sustainable modes of transport, contrary to policies T1 (Prioritising, walking, cycling and public transport) and C2 (Community facilities) of the Camden Local Plan 2017 and policies TT1 (Traffic volumes and vehicle size) and TT2 (Pedestrian environment) of the Hampstead Neighbourhood Plan.
- ii. The proposed development, by virtue of the proximity of its outdoor amenity space to neighbouring residential properties would result in an unacceptable increase in noise disturbance to the detriment of the amenity of neighbouring residents contrary to policy A1 (Managing the impact of development) of the Camden Local Plan 2017.
- iii. The proposed development by virtue of its location on a main road with poor air quality, which could harm the health of pupils, would not be an appropriate location for a school would not have a detrimental impact on air quality as a result of the proposal, contrary to policies A1 (Managing the impact of development) and CC4 (Air quality) of the Camden Local Plan 2017 and policy S3 of the emerging London Plan December 2017.

“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.” 19/12/2003. A subsequent appeal was dismissed.

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- **A1** Managing the impact of development
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change
- **CC3** Water and flooding
- **CC5** Waste
- **D1** Design
- **D2** Heritage
- **H1** Maximising housing supply
- **H2** Maximising the supply of self-contained housing from mixed-use schemes
- **H4** Maximising the supply of affordable housing
- **H6** Housing choice and mix
- **H7** Large and small homes
- **T1** Prioritising walking, cycling and public transport
- **T2** Parking and car-free development

### Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Developer Contributions (2019)
- CPG Energy efficiency and adaptation (2021)
- CPG Housing (2021)
- CPG Transport (2021)

### Hampstead Neighbourhood Plan:

- DH1 Design
- DH2 Conservation areas and listed buildings
- TT4 Cycle and car ownership
- HC1 Housing mix

### Conservation Statements:

- Hampstead Conservation Area Statement (2001)



## **Assessment**

### **1. Background**

The refused application was for the change of use of the whole site to become a school. The current applications only involve the Stables Building to the rear. The current applications are for a change of use to residential, and therefore none of the reasons for refusal of the original application are relevant.

### **2. The proposal**

2.1. Planning permission is sought for:

- Change of use of the stables building from 'sui generis' use to one residential self-contained flat
- Internal alterations to the listed building in association with this change of use
- Alteration of the flat roof to provide skylights and adequate insulation
- Installation of solar PV panels and a green roof on the flat roof
- The opening of windows previously blocked on the side elevation.

2.2. There are no changes planned as part of this application to the more modern extension to the stables building.

### **3. Revisions**

3.1. During the course of the application, the applicant agreed to a condition that the bottom pane of the proposed windows on the north-east elevation (facing the rear garden of Hampstead Hill Mansion) be obscured and fixed shut.

3.2. An additional dormer window on the south-east elevation was also added to the application.

### **4. Assessment**

4.1. The principal considerations material to the determination of this application are as follows:

- Land use
- Housing – Dwelling Mix/Standard of accommodation/Commercial/refurbished areas
- Design and Conservation
- Impact on Amenity
- Transport
- Energy and Sustainability
- CIL

### **5. Land use**

5.1. The existing building is vacant and would appear to have been vacant since around 2014. The previous use was as a Police Station. It is highly unlikely that the police would want to move back on to the premises or use the Stables building for keeping horses. Given the above, the proposed change of use to residential (Class C3) is welcomed.

5.2. Camden Local Plan policy H1 and Hampstead Neighbourhood Plan policy HC1 promote housing. The area is predominantly residential. The building would be a single-family dwelling house with three bedrooms. Housing is Camden's priority land use. The proposed house is considered acceptable in land use terms.

### **6. Housing**

*Affordable housing*

- 6.1. The Council expects a contribution to affordable housing from all developments that provide one or more additional homes. Targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floor space is generally considered to create capacity for one home. Policy H4 also indicates that where developments have capacity for 10 or more additional dwellings, the affordable housing should be provided on site. Where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing.
- 6.2. The proposal would provide a floorspace of 156sqm of residential floorspace in one new unit. Given that over 100sqm residential floorspace would be created, the requirement for an affordable housing financial contribution is triggered.
- 6.3. Targets are based on an assessment of development capacity whereby 100sqm GIA of housing floor space is generally considered to create capacity for one home and a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% for each home added to capacity. Where a contribution to affordable housing is sought, the Housing CPG requires a payment of £5000 per square metre multiplied by the on-site target for affordable housing (in this case 4%). Based on the 156sqm of new residential floorspace, the housing contribution is calculated as £31,200. This amount would be secured via a section 106 agreement.

#### Standard of accommodation

- 6.4. Policy D1 of the Local Plan seeks to secure high quality design in development. In relation to housing, part (n) of the policy requires development to provide a high standard of accommodation. The proposals would also need to comply with the sub-text (within paragraph 7.32) regarding the design of housing, with regards space, ceiling heights etc.
- 6.5. The proposed new house would easily meet the government's nationally described space standards, with a floor area of 165sqm – above the minimum requirement of 87sqm. The space standards set a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of a dwelling, which are complied with.
- 6.6. The new living room would have aspect over the courtyard as well as a skylight at the rear of the room. All other rooms would have sufficient light and aspect, including those that would be served by the three windows that would be conditioned to have the lower pane obscured and fixed shut (see 'Amenity' section below).
- 6.7. The proposed house would have outdoor space at the rear of the courtyard area. A condition is attached requiring landscape plans for this area.

## **7. Design and Conservation**

- 7.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.
- 7.2. This application concerns the conversion of the stable block of the former Hampstead Police Station (Listed Grade II). Set at the rear of the former station yard this scheme involves the conversion of this modest ancillary building to residential. Built in red brick with white painted timber windows to match the main police building and dating from the turn of the 19th/20th century.
- 7.3. The enhanced listing description which relates specifically to the subject of this application reads as follows:

*"SUBSIDIARY FEATURES: the former stable block and harness room stand at the north-east corner of the rear courtyard, facing north-west. On the ground floor are a series of doors and windows under slightly cambered, gauged-brick lintels; the left-hand side of the elevation is obscured by a late-C20 extension.*

*Above, on the first floor, are two dormers with pairs of sash windows, and a third dormer the left with an inserted sash, possibly replacing an opening to a hayloft. The building had been converted to offices by 1986, and is not believed to contain any features related to its original use.”*

- 7.4. The former stable building has been disused and empty for quite a while and it is in a poor state of repair. It appears that the police removed the stair case when the building became obsolete. The floor has been taken up in parts and there was no access to the upper floor. The locked windows and the doors boarded up have resulted in a totally derelict interior. A Conservation Officer has visited the site and confirms that internally there is nothing of significance worth retaining.
- 7.5. It is highly unlikely to ever be used as a stable block again. With this, and the condition in mind there is no objection in principle to the wholesale redesign of the interior as a residential unit.
- 7.6. Externally the building retains its original character and form. The proposal would retain the external envelope as it is currently but restoring and refurbishing the premises. The exception will be to the flat roof to the rear rooflights, solar panels and a green roof which will be new introductions.
- 7.7. The introduction of a dormer to the south eastern roof pitch, overlooking the rear of No. 3 Hampstead Hill Gardens, which exactly matches the existing dormer, is considered acceptable.
- 7.8. There are no objections to the opening up of the windows to the north east elevation providing any new windows have joinery details to exactly match those of existing windows of the Stable block. A condition is attached to ensure this.
- 7.9. There are no objections to the introduction of the air source heat pump on the front elevation in conservation terms, given this would replace existing plant. This plant would replace existing plant. Details including manufacturer's details, fixing method and location of cables would be required by condition.
- 7.10. The introduction of the two roof lanterns to the rear flat roof is in principle acceptable too.
- 7.11. The linking door in the garden wall between the Stable block and No. 3 and 3a Hampstead Hill Gardens (Listed Grade II) is acceptable. This will create a new relationship between the two properties, but officers do not consider this will have a negative impact on the two sets of listed buildings.
- 7.12. As the application building is Listed and lies within a conservation area, in the assessment of the proposals 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, and to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 7.13. Given the above, officers are supportive of the proposals.

## **8. Residential Amenity**

- 8.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

### Overlooking

- 8.2. Under the proposals, two windows at ground floor level facing directly on to the rear communal gardens of Hampstead Hill Gardens would be opened up (they are currently bricked up). There is also an existing window at first floor which faces directly on to these gardens. A number of residents from Hampstead Hill Gardens have raised concerns about overlooking from these three windows and have suggested that this could be resolved with obscure glazing and fixing these windows shut. Officers agree that there would be an impact on the amenity of the users of the garden in question from these three windows, serving a new residential use. Therefore, a condition is attached that the lower pane of these windows be obscured and fixed shut. The applicant has agreed to this condition.



Figure 1 – Proposed windows facing directly on to the communal gardens of Hampstead Hill Gardens



Figure 2 – The view from the first floor window on to the communal gardens of Hampstead Hill Gardens

*Plant*

8.3. There is an existing air condition unit on the front of the Stables building. The application proposes to replace this with an air source heat pump. A number of local residents have raised concerns about this in terms of noise. An acoustic assessment of the potential noise impact of the air source heat pump has been submitted and assessed by Environmental Health Officers.

- 8.4. The proposed air source heat pump is proposed to be screened by a full height 50mm solid acoustic screen, so that there is no visual or acoustic line of sight between source and receiver, as well as an acoustically absorptive lining on the building façade to attenuate acoustic reflections.
- 8.5. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.
- 8.6. The plant noise levels have been adequately predicted at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided acoustic enclosures.
- 8.7. Mitigation has been proposed to meet the plant noise limits, this has taken the form of an acoustic screen. Plant should be fitted with suitable vibration isolators, to prevent vibration from entering the structure and re-radiating back into the building.
- 8.8. A Noise Officer has been consulted on this application. Based on the results of the submitted noise assessment, noise limits for the proposed installation have been adequately calculated. The calculations show that the noise criteria of the proposed plant strategy will meet the Local Authority criteria during the operating period with specified mitigation if required and should not have an adverse impact on the nearest sensitive receivers. The Noise Officer is satisfied that the submitted acoustic submission meets the Council's local plan guidelines given appropriate design choice of plant and therefore is acceptable in environmental health terms. Conditions are attached to ensure the plant is in accordance with the Council's guidelines.

## **9. Transport**

- 9.1. Policy T2 of the new Local Plan relates to parking and car-free development. The policy notes that the Council will limit the availability of parking and require all new developments in the borough to be car-free. Given that the proposal involves the creation of two new flats, these new flats would need to be car free development. The legal agreement will secure car-free housing.

### Access

- 9.2. The Police Stables sit entirely within the back parking area of the Police Station, only accessible via a private gate and right of way from Downshire Hill, and do not face or abut public roads or paths.

### Car parking

- 9.3. Policy T2 states that all new residential developments (the Council considers the change of use is new development) in the borough should be car-free. To prevent the future occupants from obtaining on-street parking permits from the Council, the development should be subject to a car free agreement, and this would be secured by means of a Section 106 Agreement.
- 9.4. A condition is attached requiring a landscape plan, showing the site boundary, the treatment of surfacing between the dwelling and the boundary, and what measures there will be to prevent the area within the development site from being used for car parking.

### Cycle Parking – Policy T1

- 9.5. Covered secure cycle storage should be provided in accordance with Local Plan Policy T1, the cycle facilities section of Camden Planning Guidance – Transport, and Table 10.2 of the London Plan. For a dwelling with two or more bedrooms, the minimum number of cycle parking spaces is two. The proposed cycle parking satisfies the London Plan requirements in terms of quantity and b. Cycle parking needs to be covered and secure.

## **10. Energy & Sustainability**

- 10.1. The Local Plan requires development to incorporate sustainable design and construction measures, to ensure they use less energy through decentralised energy and renewable energy technologies. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean, be green and be seen) to reduce energy consumption.

- 10.2. Policies CC1 and CC2 of the Local Plan require development to minimise the effects of and be resilient to climate change and to meet the highest feasible environmental standards.
- 10.3. The application is sustainable in principle, in that it brings a vacant building back into use. The application proposals would utilise the following sustainable technologies and features:
- Mechanical ventilation with heat recovery (replacing existing plant) (a condition is attached regarding details of this)
  - Wastewater heat recovery
  - Air Source Heat Pumps
  - Photovoltaic Panels (to be secured by condition)
  - Solar Hot Water
  - Green roof on the flat-roofed areas (to be secured by condition)
- 10.4. A number of local residents have commented positively on the proposed sustainability features. Officers welcome the sustainability credentials of the proposed scheme.

## **11. Community Infrastructure Levy**

- 11.1. The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL)/Camden Community Infrastructure Levy (CIL) as it includes the addition of a private residential unit. The applicant is in discussion with the CIL Team on this.

## **12. Conclusion**

- 12.1. Bringing back the existing derelict building into use and its use for residential purposes are strongly welcomed. The proposed new house would have an adequate standard of amenity. The proposed design changes will not impact on the character of the listed building. There will be no amenity impacts on neighbours subject to conditions on obscured/fixed shut glazing and noise.

## **13. Recommendation**

- 13.1. **Grant conditional Planning Permission** subject to:

- 13.2. Legal agreement head of terms:

- Car-free development
- Affordable housing contribution

- 13.3. The following conditions:

- Submission of a landscape plan, showing the site boundary, the treatment of surfacing between the dwelling and the boundary, and what measures there will be to prevent the area within the development site from being used for car parking.
- The lower panes of the three windows facing towards the communal garden of Hampstead Hill Gardens shall be obscured and fixed shut.
- The joinery of the proposed windows shall match the joinery of the existing windows of the Stable block.
- Submission of details of the air source heat pump, including manufacturers details, fixing method and location of cables.
- Noise conditions.

- 13.4. **Grant Listed building consent.**

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 20th of June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2022/0329/P  
Contact:  
Tel: 020 7974  
Date: 16 June 2022

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Uvadesign Ltd.  
88 Peterborough Road  
London  
SW6 3HH

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**Hampstead Police Station**  
**26 Rossllyn Hill**  
**London**  
**NW3 1PD**

Proposal:

**DECISION**  
Change of use and refurbishment of the Stables building and internal alterations to provide residential accommodation, alteration of the flat roof to provide skylights and adequate insulation, installation of solar PV panels, the opening of windows previously blocked on the side elevation and the installation of a rear dormer window at roof level.

Drawing Nos: Existing plans  
MP01, MP02, EX.01, EX.02, EX.03, EX.04.

Proposed Plans

DM.01 Rev 01, DM.02 Rev 01, DM03 Rev 01, DM.04 Rev 01, PD.01, PD.02, PD.03,  
PD.04, PD.05, PD.07 Rev 01

Design and Access Statement Rev 01 (UVA Design Ltd) 26/01/2022.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.



The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans

DM.01 Rev 01, DM.02 Rev 01, DM03 Rev 01, DM.04 Rev 01, PD.01, PD.02, PD.03, PD.04, PD.05, PD.07 Rev 01.

Design and Access Statement Rev 01 (UVA Design Ltd) 26/01/2022.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application. The joinery of the proposed windows shall match the joinery of the existing windows.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 5 Prior to occupation of the proposed house, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall have been submitted to and approved by the local planning authority in writing. [Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels.] The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details, by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the buildings, the photovoltaic cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

9 Noise

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

10 Anti-vibration

Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

11 Before the relevant part of the work is begun, detailed drawings, as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details of the air source heat pump, including manufacturers details, fixing method and location of cables.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

12 Obscured/fixed shut glazing

The lower panes of the three windows facing on to the communal garden at the rear of Hampstead Hill Gardens, shall be obscured and fixed shut at all times.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice. Camden adopted new CIL rates in October 2020 which can be viewed at the above link.

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

Yours faithfully

Supporting Communities Directorate



Application ref: 2022/0624/L  
Contact: David Fowler  
Tel: 020 7974 2123  
Email: David.Fowler@camden.gov.uk  
Date: 16 June 2022

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Uvadesign Ltd.  
88 Peterborough Road  
London  
SW6 3HH

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**Hampstead Police Station**  
**26 Rosslyn Hill**  
**London**  
**NW3 1PD**

# DECISION

#### Proposal:

Change of use and refurbishment of the Stables building and internal alterations to provide residential accommodation, alteration of the flat roof to provide skylights and adequate insulation, installation of solar PV panels, the opening of windows previously blocked on the side elevation and the installation of a rear dormer window at roof level.

Drawing Nos: Existing plans  
MP01, MP02, EX.01, EX.02, EX.03, EX.04.

#### Proposed Plans

DM.01 Rev 01, DM.02 Rev 01, DM.03 Rev 01, DM.04 Rev 01, PD.01, PD.02, PD.03,  
PD.04, PD.05, PD.07 Rev 01

Design and Access Statement Rev 01 (UVA Design Ltd) 26/01/2022.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans

DM.01 Rev 01, DM.02 Rev 01, DM03 Rev 01, DM.04 Rev 01, PD.01, PD.02, PD.03, PD.04, PD.05, PD.07 Rev 01.

Design and Access Statement Rev 01 (UVA Design Ltd) 26/01/2022.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details of servicing through the building in relation to the MVHR system and air source heat pump, including manufacturers details, fixing method and location of cables.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**