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Planning and Building Development  
London Borough of Camden Council  
5 St Pancras Square  
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## **40 ROSSLYN HILL – APPLICATION FOR LISTED BUILDING CONSENT**

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This letter is supplied to accompany the application for Listed Building Consent for the proposed changes to the Grade II\* Listed building, no. 40 Rossllyn Hill, Hampstead, NW3 1NL (“the Site”) on behalf of Vakrat Limited (‘the Applicant’).

### **a. Reason for the application**

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The proposal comprises internal alterations to the building, most of which involve the removal of non-historic fabric (light fittings, W.C fixtures and stud partitions) and the refurbishment of internal spaces to facilitate the building’s use as a salon. Proposed changes seek to improve the functionality and accessibility of the building, and proposed designs for such changes have been carefully considered to avoid any impact on the significance of the Site. Change where proposed has an emphasis on high-quality design, reversibility, accessibility, no or minimal impact to historic fabric and aesthetic improvements.

It is proposed that refurbishment works are carried out throughout the ground and lower ground floor spaces of the building. Proposed works generally comprise the replacement of non-historic floor finishes, light fittings and W.Cs. Upgrades are also proposed to areas which present opportunities for enhanced aesthetic value, such as the Upper Bank Hall and basement rooms. Where historic features exist within the building, such as original wall panelling in the Bank Hall, they are to be preserved and any necessary reparations made to secure them. Proposed improvements to the accessibility of the building are confined to the creation of an ambulant W.C within the Waiting Room.

### **b. Documents included in the application**

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The drawings and documents intend to provide relevant information on the proposed changes. Drawn details have been provided of areas where further information may be required to determine the application. The Proposed Scoping and Methodology Statement by Reis Design provides an overview of the general design approach and methodology for proposed works. The Heritage Statement provides a detailed appraisal of the proposed changes and their impact.

The documents submitted are as follows:

- This Covering Letter
- Location Plan
- Heritage Statement
- Proposed Scoping and Methodology Statement
  
- Existing Basement Plan 1397-001
- Existing Ground Floor Plan 1396-001
- Proposed Basement General Construction Plan 1396-014
- Proposed Ground Floor General Construction Plan 1396-013

- 1396-018 Proposed Basement Plumbing plan
- 1396-017 Proposed Ground Floor Plumbing plan
- 1396-016 Proposed Basement Small Power plan
- 1396-015 Proposed Ground Floor Small Power plan
- 1396-029 Proposed Shopfront Elevation

### **c. The Site and Relevant Planning History**

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#### The Site

The Site comprises no. 40 Rosslyn Hill, Hampstead, NW3 1NL. It forms part of the Grade II\* Listed Building, Lloyds Bank Numbers 1 and 3 with Railings and Gates to South. The Site was constructed as a bank in c.1894. Its interior layout and existing quality is varied. The List Description for the Site is outdated and identifies features which have been removed from the building in accordance with Listed Building Consent. At present, the Site is disused, however this application for Listed Building Consent seeks permission to refurbish the interior of the building for use as a salon.

#### Relevant Planning History

- HB2259 - The installation of a cashpoint machine and night safe in the north-western ground floor window to Rosslyn Hill – 1979
- HB2304 - The erection of a single storey extension at the rear – 1979
- HB2583 - Internal alterations to ground floor banking hall – 1980
- 9500809 - Internal alterations to banking hall – 1995
- 2003/1383/P - The erection of an external disabled access ramp to the front entrance of the bank – 2003
- 2004/4314/L - Removal of existing cashiers counter and replacement with accessible counter for disabled customers; formation of a new meeting room and associated internal alterations; addition of trough lights to existing non-illuminated hanging sign, and other minor external alterations – 2004
- 2011/1561/L - External additions and alterations to include the installation of glazed infill panels to existing handrails to front elevation of bank (Class A2) - 2011
- 2019/3204/L - Removal of external signage and an external ATM on a Grade II\* listed building – 2019

### **d. Planning Policy Framework**

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Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that any determination under the Planning Acts should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

#### The Development Plan

The updated National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's economic, environmental and social planning policies. The NPPF outlines a presumption in favour of sustainable development as being at the heart of the planning system.

The National Planning Policy Guidance (NPPG) is a web-based resource that was published on 6 March 2014 and provides information and guidance on planning. The NPPF and NPPG form material considerations in the determination of the application.

In this instance, the relevant Development Plan for the site consists of the London Plan (2021) and the Camden Local Plan, adopted in 2017.

## Heritage Designations

The site is subject to the following heritage designations:

- **Grade II\* Listing designated by Historic England (UID: 1130392)**

The heritage significance of the Site is detailed within the Heritage Statement which has been submitted as part of the application submission.

## Planning Policy Considerations

Full attention to the adopted planning policy documents has been considered during the feasibility, design analysis and evolution stage of the project.

An assessment of the key planning issues in relation to the proposed development against the relevant adopted planning policies is set out below.

## Design and Heritage

Policy D1 'Design' of the Camden Local Plan (2017), requires all development proposals to provide high quality design and respect local context and character, while preserving and enhancing the historic environment.

Policy D2 'Heritage' notes Camden's diverse historic assets, protecting the assets from harm throughout the borough. Further policy guidance notes that Camden will require to be consulted on any internal or external works that affect special architectural or historic interest.

## **e. Conclusion**

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Should the Council consider that any further details are required to determine this application the Applicant's team would be happy to provide these on request. We look forward to receiving confirmation of the registration and validation of this application as well as potential dates and timescales for a meeting to discuss the proposals at the earliest opportunity.

Please contact Georgina Mark, Senior Consultant on [gmark@iceniprojects.com](mailto:gmark@iceniprojects.com) or 07799 369 987 if you have any queries or require any further details.

Yours sincerely,



Iceni Projects Ltd.