

Address:	Former Hampstead Police Station 26 Rossllyn Hill London NW3 1PD		1&2
Application Number(s):	2024/1078/P and 2024/1078/L	Officer: Ewan Campbell	
Ward:	Hampstead Town		
Date Received:	18/03/2024		
Proposal:	<p>1. Planning Permission: Change of use from former police station (sui generis) to provide 5 residential units(Use Class C3) and commercial floorspace (Use Class E), space for a private healthcare use (Use Class E(e)). three storey and four storey rear extensions, replacement of windows, external alterations, landscaping, cycle and refuse storage, rooftop plant and associated ancillary works. Removal of cells and partitions, new openings made, alterations to the courtroom and main staircase, removal of paintwork and new openings made for proposed plant. Repair of existing roof structure, replacement of slates and timber battens as well as introduction of roof insulation.</p> <p>2. Listed building consent: Change of use from former police station (sui generis) to provide 5 residential units(Use Class C3) and commercial floorspace (Use Class E), space for a private healthcare use (Use Class E(e)). three storey and four storey rear extensions, replacement of windows, external alterations, landscaping, cycle and refuse storage, rooftop plant and associated ancillary works. Removal of cells and partitions, new openings made, alterations to the courtroom and main staircase, removal of paintwork and new openings made for proposed plant. Repair of existing roof structure, replacement of slates and timber battens as well as introduction of roof insulation.</p>		
<u>Planning Permission and Listed Building Consent</u>			
Background Papers, Supporting Documents and Drawing Numbers:			
Existing Drawings: A01 (P1), A09 (P1), A10 (P1), A11 (P1), A12 (P1), A13 (P1), A45 (P1), A50 (P1), A51 (P1), A52 (P1), A70 (P1), A71 (P1), A72 (P1), A73 (P1), A74 (P1), A75 (P1), A76 (P1), A77 (P1), A78 (P1), A80 (P1)			
Structural Drawings: 309480-HAH-XX-XX-SK-S-002 (P05), 309480-HAH-XX-XX-SK-S-003 (P05), 309480-HAH-XX-XX-SK-S-004 (P05), 309480-HAH-XX-XX-SK-S-005 (P05), 309480-HAH-XX-XX-SK-S-006 (P05)			
Demolition Drawings: A29 (P1), A30 (P1), A31 (P1), A32 (P1), A33 (P1), A409 (P1), A410 (P1), A411 (P1), A412 (P1), A809 (P1), A810 (P1), A811 (P1), A812 (P1), A813 (P1), A850 (P1), A851 (P1), A852 (P1), A870 (P1), A871 (P1), A872 (P1), A873 (P1), A874 (P1), A875 (P1), A876 (P1), A877 (P1), A878 (P1)			

Proposed Drawings: A880 (P1), A881 (P1), A882 (P1), A883 (P1), A884 (P1), A885 (P1), A886 (P1), A887 (P1), A1000 (P1), A99 (P1), A100 (P1), A101 (P1), A102 (P1), A103 (P1), A150 (P1), A151 (P1), A152 (P1), A170 (P2), A171 (P1), A172 (P1), A173 (P1), A174 (P1), A175 (P1), A176 (P1), A177 (P1), A180 (P1), A181 (P1), A182 (P1), A183 (P1), A184 (P1), A185 (P1), A186 (P1), A187 (P1), A8000 (P2), A300 (P1), A310 (P1), A311 (P1), A312 (P1), A313 (P1), A450 (P1), A900 (P1), A371 (P1), A732 (P1), A500 (P1), A501 (P1), A502 (P1), A503 (P1), A504 (P1), A506 (P1), A507 (P1), A600 (P1), A601 (P1), A602 (P1)

Documents: Design and Access Statement including Accessibility Statement, Crime Impact Assessment and Verified Views (March 2024), Window Condition Report, Window Condition Report Summary, OPERATIONAL WASTE MANAGEMENT STRATEGY (February 2024 V1), Planning Statement (2024), Heritage Statement (2024), Structural Engineering Statement for Planning (March 2024) (P03), COMBINED PHASE 1 AND PHASE 2 GEO-ENVIRONMENTAL INVESTIGATION AND RISK ASSESSMENT (March 2024) (R1), Acoustic Impact assessment (9/06/2023) (P2), Air Quality Assessment (February 2024) (V5), Camden Air Quality Planning Checklist, Camden Air Quality Proforma, Sustainability Report including BREEAM Pre-Assessment (Rev 4), Energy Statement (P4), GLA Carbon Emission Reporting Spreadsheet, Drainage Strategy and Surface Water Management Plan (P04), Preliminary Ecological Appraisal and Preliminary Roost Assessment (13/03/2024) (P2), Bat Emergence and Re-Entry Surveys (25/06/2024), Camden Construction/Demolition Management Plan proforma (V1), Urban Greening Factor (V5), Daylight and Sunlight Effects Report (Neighbouring Properties) (V1.2), Camden DRAFT EMPLOYMENT AND SKILLS TRAINING STRATEGY, Fire Statement (January 2024) (V2), Transport Statement (February 2024, V0.6), Statement of Community Involvement (February 2023), Arboricultural Impact Assessment (March 2024), Arboricultural Method Statement (12/03/2024), Tree Protection Plan (March 2024), Flood Risk Assessment (15/06/2024), Hampstead Police Station Redevelopment ~ Commercial and Medical Use Viability (29/02/2024), Biodiversity Net Gain Assessment (V3)

RECOMMENDATION SUMMARY:

- (i) Grant conditional planning permission subject to a Section 106 Legal Agreement**
- (ii) Grant conditional listed building consent**

Applicant:	Agent:
C/O Agent	Tom Pemberton Montagu Evans 70 St Mary Axe London EC3A 8BE

ANALYSIS INFORMATION

Land use details				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)

Sui Generis	Police Station	1710	0000	-1710
Class E	Commercial – Office use	0000	1059	+1059
Class E	Commercial – Private Medical use	0000	93	+93
Class C3	Dwellings (flats)	0000	951	+951
Total				2103

Proposed residential use details						
	Residential Type	No. of Bedrooms per Unit				
		1	2	3	4	Total
Market	Flat	2	2	1		5
	House					
Total Proposed	Flats & Houses	2	2	1		5

Parking details			
Car Type	Existing spaces	Proposed spaces	Difference
Car - General	5	0	-5
Car - Disabled accessible	0	0	0
Cycle Type	Existing spaces	Proposed spaces	Difference
Cycle – residential long stay	0	12	+12
Cycle – commercial long stay	0	18	+18
Cycle – short stay (all uses)	0	4	+4

Parking details Summary			
Type	Existing spaces	Proposed spaces	Difference
Car	0	0	0
Cycle	0	34	+34

EXECUTIVE SUMMARY

- i) The proposal is to change the use the former Hampstead Police Station (Sui Generis) to a mixed scheme providing commercial office accommodation (Class

E), a private medical use (Class E) and five residential units (Class C3) on the upper floors. The scheme also includes internal alterations to the listed building, cycle and waste storage, landscaping as well as plant equipment

- ii) The site is the Grade II listed former Hampstead Police Station located on Rosslyn Hill. The building has been vacant since 2013 when the Metropolitan police stopped using the building and vacated the site. The change of use to a mixed use of both commercial Class E and C3 is considered acceptable in terms of location and the Council's strategic priorities. Policy C2 seeks to retain existing community facilities and the police station use is classed as such. However considering the vacant nature of the site and the community facilities that exist in the area, the loss of the police station is not considered harmful or against policy C2. As part of the proposal a private medical use (Class E(e)) is proposed which helps keep the building public facing which is a welcome benefit as part of the scheme
- iii) The site borders the Hampstead town centre however does provide commercial floorspace contributing to policy E1, with an occupier for the former courtroom already secured and ready to take the lease up. Due to the level of proposed floor space the development would also provide 91.2sqm of affordable workspace. Overall the proposal contributes to the economic development policies within the Local Plan and provides office floor space. The scheme provides five residential units contributing to the Council's housing delivery and will secure an affordable housing contribution of £548,000.00 via s106 agreement
- iv) The proposal includes three and four storey rear extensions which are stepped in design with an infill extension taking up space of the former courtyard. The proposal also includes the removal of multiple later additions that do not contribute to the special character of the listed building. Internal alterations are also proposed which aid the mixed use scheme, providing high quality spaces and easier circulation. Whilst the Council does consider both the internal and external works will cause less than substantial harm to the listed building, the public benefit of the overall scheme is considered to balance this out and therefore the Council considers this element acceptable.
- v) The scheme improves the sustainability standard of the building using air source heat pumps and improved internal insulation. Whilst it is appreciated there is slightly limited scope due to the listed nature of the building, the building will still achieve an excellent Rating which can be seen as a real benefit of the scheme.
- vi) The change of use and extensions are considered not to cause an acceptable impact on neighbouring amenity. In terms of outlook and enclosure, noise and daylight/sunlight the impact is limited and whilst there will be an impact in terms of privacy and overlooking in relation to the rear terraces and their relationship with the rear windows of Downshire Hill, this has been sufficiently mitigated via stepping of the terraces and privacy screens.
- vii) The scheme would include new refuse and bike storage to be secured via condition and a CMP secured via a s106 agreement to ensure the impacts have been successfully mitigated.

viii) Overall the proposal is considered acceptable and complies with the development plan as a whole, providing economic and public benefits whilst protecting the amenities of existing residential neighbours.

OFFICER REPORT

Reason for Referral to Committee:

Major development involving the provision of more than 10 new dwellings or more than 1,000 sqm of non-residential floorspace (Clause 3(i)); and subject to the completion of a legal agreement for matters which the Director of Regeneration and Planning does not have delegated authority (Clause 3(iv)).

1. SITE AND BACKGROUND

Location

- 1.1 The Application Site is located on the north side of Rosslyn Hill at the junction with Downshire Hill, between Hampstead and Belsize Park. The site is located within the Hampstead Conservation Area. The main building is Grade II listed, it was a former Police Station and Magistrates Court and has been vacant since 2013 (the Magistrates Court was last used in 1998). Ancillary to the main red brick building is the Stable Block (which is curtilage listed) and outbuildings to the rear. These do not form part of the Site. A Victorian residence, 26 Rosslyn Hill immediately abuts the site to the south-east and was formerly used by the Metropolitan Police. The residence does not form part of the Site
- 1.2 The application site is the mostly 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. The site also has a stables building to the rear of the main police station. This has been partitioned off and is no longer part of the site with planning permission for the conversion to residential. Some of the building had temporarily been used as artist studios
- 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 listing description describes the building as follows:
- 1.5 *A bold and assured composition of considerable civic presence, the strict uniformity of the pedimented principal elevation offset by the picturesque elements of the entranceway and courthouse, built to a high standard in good quality materials; Intricately planned to provide separate areas for the different primary functions of the building, with careful consideration of the*

requirements of the various parts; The hierarchy of spaces is expressed in the internal detailing, and the stairs, in particular, reflect the status and character of the different areas; The high-status of the courthouse is manifest in the internal joinery and plasterwork, and the courtroom has an extensive scheme of panelling and furniture; The police station is plainly detailed internally, but has architectural features, such as the rounded angles of the walls, and its plan form, which reflect its function.

- 1.6 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)
- 1.7 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.
- 1.8 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.
- 1.9 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 then Mayor of London, through which public land and property was to be freed up across Greater London to accommodate 11 free schools.
- 1.10 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
- 1.11 The site is easily accessible by public transport with a Public Transport Accessibility Level (PTAL) rating of 4 (good).
- 1.12 The nearest London Underground stations are Hampstead and Belsize Park, located approximately 550m north-west and 650m south-east of the site, respectively. Hampstead Heath London Overground Station is located approximately 600m east of the site.

- 1.13 The nearest bus stops on Rosslyn Hill are within an approximately 100m walking distance west from the site.
- 1.14 The site is accessible from the segregated cycle lanes on Haverstock Hill, which form part of a recently confirmed permanent scheme after an 18 month trial.

The proposal

- 1.15 The proposal is for the change of use from former police station (sui generis) to provide 5 residential units (Use Class C3) and commercial floorspace (Use Class E), space for a private healthcare use (Use Class E(e)) including three storey and four storey rear extensions, replacement of windows, external alterations, landscaping, cycle and refuse storage, rooftop plant and associated ancillary works.
- 1.16 The listed building consent also includes removal of cells and partitions, new openings made, alterations to the courtroom and main staircase, removal of paintwork and new openings made for proposed plant. Repair of existing roof structure, replacement of slates and timber battens as well as introduction of roof insulation.

2. RELEVANT HISTORY

The site

- 2.1 2019/2375/P and 2019/2491/L - 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. **Refused 15 May 2019 (Appeals dismissed)**
reasons for refusal:
- 2.2 *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*
- 2.3 *The proposed development, by virtue of the proximity of its outdoor amenity space to 2 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*
- 2.4 *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, 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.*

- 2.5 2016/6045/P (1 Telephone kiosk outside Hampstead Police Station, 26 Rossllyn Hill, London NW3 1PD) - Change of use from telephone box to office pod (sui generis). **Granted 9 March 2017**
- 2.6 2016/1590/P and 2016/2042/L 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. **Refused 9 April 2016**
Reasons for Refusal:
- 2.7 *The proposed rear extension, by reason of its scale, bulk, height and detailed design would fail to preserve the special architectural and historic interest of the host building and its setting and less than substantially harm its significance (there being an absence of substantial public benefits that outweigh such harm) and fail to preserve or enhance the character or appearance of the Hampstead Conservation Area and harm its significance contrary to policy CS14 (Promoting high quality places and conserving heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies*
- 2.8 *The proposed development due to its scale and intensity of use would by reason of the additional trip generation and traffic congestion have a detrimental impact on the local transport network contrary to CS11 (Promoting sustainable and efficient travel) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (The transport implications of development) DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies.*
- 2.9 *The proposed development, by reason of the scale and intensity of use in close proximity of residential accommodation would harm the amenity of neighbouring residents contrary to policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and Policy DP28 (Noise and vibration).*
- 2.10 *In the absence of sufficient information, the applicant has failed to demonstrate that the proposed development would not have a detrimental impact on air quality as a result of the proposal, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP32 (Air quality and Camden's Clear Zone) of the London Borough of Camden Local Development Framework Development.*

- 2.11 *In the absence of sufficient information the applicant has failed to demonstrate that the proposed development would not have a harmful impact on neighbouring trees, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP24 (securing high quality design) of the London Borough of Camden Local Development Framework Development.*
- 2.12 *In the absence of sufficient information the applicant has failed to demonstrate that the proposed development would not have a detrimental impact on neighbouring amenity in terms of noise as a result of the proposal, contrary to policies CS6 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development.*
- 2.13 *The proposed development, in the absence of a legal agreement securing a school travel plan and associated monitoring and administrative costs for a period of 5 years, would fail to promote the use of sustainable means of travel, contrary to policies CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 (transport implications of development) of the London Borough of Camden Local Development Framework Development Policies.*
- 2.14 *The proposed development, in the absence of a legal agreement securing it as car free, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.*
- 2.15 *The proposed development, in the absence of a legal agreement securing a construction management plan and the establishment and operation of a Construction Working Group, would be likely to give rise to conflicts with other road users and would fail to mitigate the impact on the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.*

- 2.16 *The proposed development, in the absence of a legal agreement securing necessary contributions towards highway works would fail to make provision to restore the pedestrian environment to an acceptable condition, contrary to policies Executive Director Supporting Communities Page 4 of 4 2016/1590/P CS11 (sustainable travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 (walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden Local Development Framework Development Policies*
- 2.17 *The proposed development, in the absence of a legal agreement securing a sustainability plan, would fail to ensure that the development is designed to take a sustainable and efficient approach to the use of resources, contrary to policies CS13 (tackling climate change) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and DP22 (sustainable design and construction) and DP23 (water) of the London Borough of Camden Local Development Framework Development Policies*
- 2.18 *The proposed development, in the absence of a legal agreement securing a School Management Plan would fail to ensure that the proposed development would not have a detrimental impact on neighbouring amenity as a result of the proposal, contrary to policies CS6 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development.*
- 2.19 2015/3217/L (BT Telephone Kiosk O/s 26 Rosslyn Hill, London, NW3 1PD) - Display of 3 x internally mounted LCD screens, removal of telephone equipment with replacement of glazing. **Refused 11 September 2015**
- The area**
- 2.20 **2022/0329/P and 2022/0624/L** - 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. **Granted subject to s106 agreement 21/09/2022**
- 2.21 **2022/4112/P and 2022/4500/L** - Variation of condition 2 (Approved Plans) of planning permission 2022/0329/P and 2022/0624/L dated 21/09/2022 (for '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. '), namely to allow

reinstatement of two windows on side elevation. **Granted subject to s106 agreement**

2.22 **2022/5552/P and 2023/0920/L** - Variation of condition 2 (approved plans) and removal of condition 7 (green roof) of planning permission 2022/0329/P granted on 01/03/2022 for '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', namely to include removal of original slates and replacement with grey slates, installation of solar slates on rear pitch, removal of green roof, relocation of roof lantern, addition of solar panels and relocation of Air Source Heat Pump (part retrospective). **Refused the reason for refusal is listed below:**

2.23 *The replacement of original roof slates by new slates and solar slates, by virtue of the loss of original fabric and the inappropriate location, design and appearance of new slates and solar slates, would result in harm to the character and appearance of the host listed building and conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighborhood Plan 2018.*

3. **CONSULTATION**

Statutory consultees and local groups

Historic England

3.1 Historic England were consulted and confirmed the planning and listed building consent applications should be decided as the LPA sees fit.

3.2 GLAAS were also consulted and had no comments

Hampstead Neighbourhood development forum

3.3 Objection covering the following issue(s):

Heritage

- Significance of the courtroom will be reduced and will cause irreparable damage
- Works are contrary to policy DH2 of the Hampstead Neighbourhood Plan

Officer response: The courtroom is an area of the building that does contribute to the significance of the special character and is discussed and assessed within section 7 of this report.

Neighbouring Amenity

- The concern over overlooking and loss of privacy and is noted.

Officer response: this issue is covered in section 10 of the assessment

Sustainability

- The forum requests that PV panels are considered within the scheme.

Officer response: PV panels are considered as part of the proposal and justification is set out in section but also the sustainability section 12

Hampstead CAAC

- 3.4 Following consultation no comments have been received.

Downshire Hill Residents Association (DHRA)

Objection covering the following issue(s)

- Issues relating to excessive loss of privacy and amenity to 52 Downshire Hill

Officer Comment: Issues relating to impact on neighbouring amenity are discuss in section 10 of the report

Adjoining occupiers

- 3.5 Two sites notice were displayed, one on to the front of the site on Rosslyn Hill and one on next 1 Downshire Hill The notices were displayed on 29/03/2024 until 22/04/2024 and the application was advertised in the local paper on 04/04/2024 (expiring 28/04/2024)

- 3.6 Letters of support were received from at least 14 of local households and are listed on the Council's website. The key topics were

Land Use

- Mixed use scheme supported
- Increase level of housing is supported
- Use is positive and will not create undue impacts.
- Interested to be use proposed office spaces
- Currently vacant and can be brought back into use

Officer response: noted

Design and Heritage

- Proposals are sensitive and rectify non-original alterations
- Appropriate scale
- Design is attractive

Officer response: noted

Sustainability

- Development provides sustainability upgrades to existing building

Officer response: noted

- 3.7 Objections were received from at least 27 local households. The objections received by the Council are on the Council's website. The key issues raised are:

Land Use

- Object to site being used as residential accommodation
- Contrary to statement the building is in use as studios
- Building is viewed as a community asset
- Temporary use as artist studios positive for community.

Officer response: Details of the land use are discussed in section 6

Design and Heritage

- Impact on the special character of the listed building
- Internal works are harmful to special character
- Temporary use is positive for community.

Officer response: Details of design and heritage are discussed in section 7 and 8

Amenity

- Large terraces close to neighbouring properties
- Terraces very close to rear of properties
- Significant loss of privacy and excessive overlooking
- This issue was raised at pre-application
- Mitigation measures should be proposed
- Construction impacts

Officer response: Details of the amenity issues are discussed in section and construction impacts in sections 10 and 13

Other Matters

- Loss of facilities currently on site and consequential negative impact on arts and creative scene in area.

Officer response: Currently some of the building is taken up by a meanwhile use as artist studios. It is not clear that the use has been consented but is not material to the assessment of the scheme

4. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2023 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[Written Ministerial Statement on First Homes \(May 2021\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

London Plan (2021)

GG1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 Creating a healthy city

GG4 Delivering the homes Londoners need

GG5 Growing a good economy

GG6 Increasing efficiency and resilience

D2 Infrastructure requirements for sustainable densities

D3 Optimising site capacity through the design led approach

D4 Delivering good design

D5 Inclusive design

D6 Housing quality and standards

D7 Accessible housing

D8 Public realm

D9 Tall buildings

D11 Safety, security and resilience to emergency

D12 Fire safety

D13 Agent of Change

D14 Noise

H1 Increasing housing supply

H4 Delivering affordable housing

H5 Threshold approach to applications

H6 Affordable housing tenure

H10 Housing size mix

H15 Purpose-built student accommodation

S4 Play and informal recreation

E1 Offices

E2 Providing suitable business space

E3 Affordable workspace

E11 Skills and opportunities for all

HC1 Heritage conservation and growth

HC3 Strategic and local views

HC4 London views management framework

G4 Open space

G5 Urban greening

G6 Biodiversity and access to nature

G7 Trees and woodland

S11 Improving air quality

S12 Minimising greenhouse gas emissions

S13 Energy infrastructure

SI4 Managing heat risk
SI5 Water infrastructure
SI6 Digital connectivity infrastructure
SI7 Reducing waste and supporting the circular economy
SI12 Flood risk management
SI13 Sustainable drainage
T1 Strategic approach to transport
T2 Healthy Streets
T3 Transport capacity, connectivity and safeguarding
T4 Assessing and mitigating transport impacts
T5 Cycling
T6 Car parking
T7 Deliveries, servicing and construction
T9 Funding transport infrastructure through planning
FF1 Delivery of the plan and planning obligations

Local policy and guidance

Camden Local Plan (2017) (CLP)

[Policy G1 Delivery and location of growth](#)

[Policy H1 Maximising housing supply](#)

[Policy H2 Maximising the supply of self-contained housing from mixed-use schemes](#)

[Policy H3 Protecting existing homes](#)

[Policy H4 Maximising the supply of affordable housing](#)

[Policy H6 Housing choice and mix](#)

[Policy H7 Large and small homes](#)

[Policy C1 Health and wellbeing](#)

[Policy C2 Community facilities](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy A1 Managing the impact of development](#)

[Policy A2 Open space](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC3 Water and flooding](#)

[Policy CC4 Air quality](#)

[Policy CC5 Waste](#)

[Policy T1 Prioritising walking, cycling and public transport](#)

[Policy T2 Parking and car-free development](#)

[Policy T3 Transport infrastructure](#)

[Policy T4 Sustainable movement of goods and materials](#)

[Policy DM1 Delivery and monitoring](#)

Hampstead Neighbourhood Plan (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

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Access for All CPG - March 2019](#)

[Air Quality - January 2021](#)

[Amenity - January 2021](#)

[Biodiversity CPG - March 2018](#)

[Community uses, leisure and pubs - January 2021](#)

[Design - January 2021](#)

[Developer Contribution CPG - March 2019](#)

[Employment sites and business premises - January 2021](#)

[Energy efficiency and adaptation - January 2021](#)

[Housing - January 2021](#)

[Planning for health and wellbeing - January 2021](#)

[Public open space - January 2021](#)

[Transport - January 2021](#)

[Trees CPG - March 2019](#)

[Water and flooding CPG - March 2019](#)

Other guidance:

[Planning Statement - Intermediate Housing Strategy and First Homes \(2022\)](#)

Hampstead Conservation Statement (2001)

5. ASSESSMENT

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

6	Land use
7	Heritage
8	Design
9	Affordable housing
10	Impact on neighbouring amenity
11	Quality of proposed housing
12	Sustainability and energy

13	Transport
14	Nature and conservation
15	Contaminated land
16	Air quality
17	Water and flooding
18	Community Infrastructure Levy
19	Conclusion
20	Recommendation
21	Legal comments
22	Conditions
23	Informatives

6. LAND USE

6.1 Local Plan Policy G1 supports delivery of both homes, jobs and infrastructure. It expects development to make the best use of its site, and seeks a mix of uses including self-contained housing where possible and appropriate. Growth is expected to be concentrated in identified growth areas and across Central London.

6.2 The Housing Delivery Test (HDT) is an annual measurement of housing introduced by the government. It measures whether planned requirements (or, in some cases, local housing need) have been met over the last 3 years. The government's most recently published figure is for 2021, when the measurement for Camden was 76% - which means that Camden has to produce an action plan and apply a 20% buffer to our 5-year housing land supply. The borough falls substantially short of what is needed for a 5-year supply at the moment. Consequently, the presumption in favour of sustainable development in paragraph 11(d) of the NPPF is engaged, and there is a need to place great weight on the provision of housing in decision making. The NPPF indicates that applications should be granted unless their adverse impacts would significantly and demonstrably outweigh their benefits when assessed against NPPF policies as a whole.

6.3 The proposed dwellings would contribute towards the strategic objectives of the Local Plan and contribute to the borough's housing, which must be given significant weight.

Loss of existing use

6.4 Policy C2 (Community Facilities) aims to work with partners to ensure community facilities and serves the changing needs of the borough. The

Council will seek planning obligations to secure new and improved community spaces, expecting additional floor space for community facilities within new development and support investment plans of research bodies to enhance their operations within the borough amongst other things. Hampstead Neighbourhood Plan policy HC2 (Community Facilities) also seeks to protect existing facilities.

- 6.5 The proposal would therefore involve a loss of a community use and would have to meet the requirements outlined in paragraph g of the policy. This is listed below:

ensure existing community facilities are retained recognising their benefit to the community, including protected groups, unless one of the following tests is met:

i. a replacement facility of a similar nature is provided that meets the needs of the local population or it's current, or intended, users;

ii. the existing premises are no longer required or viable in their existing use and there is no alternative community use capable of meeting the needs of the local area. Where it has been demonstrated to the Council's satisfaction there is no reasonable prospect of a community use, then our preferred alternative will be the maximum viable amount of affordable housing;

- 6.6 The proposal includes a Class E(e) use in the form of a private health centre and therefore does provide a community use. This use is listed as a community use within the Council's local plan and therefore satisfies in part both policy C2 and Hampstead Neighbourhood Plan's policy HC2 as a level of community facing activities are retained on site as part of the use. Having some sort of use – which means the building remains on some level open to the public is welcomed and continues to provide services for the community. It is important to note that the police sold the site because it surplus to their requirements so the reprovision of a similar use is not required in this instance. Overall, this position is accepted and represents one of the benefits of the scheme.

Proposed uses

- 6.7 Local Plan Policy E1 directs development of new office development to the growth areas, Central London and the town centres. The site is not in an identified Camden growth area, but is otherwise in a highly accessible area directly adjacent to Hampstead Town.
- 6.8 Policy H1 of the Local Plan aims to secure a sufficient supply of homes to meet the needs of existing and future households and will seek to exceed the target for additional homes in the borough by regarding self-contained housing as the priority land use of the Local Plan.

- 6.9 The Borough-wide priority land use of the Local Plan is self-contained housing, and is set out in Local Plan Policy H1. Furthermore, Policy H1 also indicates that we will seek exceed housing targets by: (d) "where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site".
- 6.10 Policy H2 of the Local Plan promotes the inclusion of residential development where non-residential development is proposed as part of a mix of uses. The Council will consider the character of development, size of the site, Local Plan priorities and whether or not the proposal serves a public purpose. Policy H7 of the Local Plan aims to secure a range of homes of different sizes that will contribute to the creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 6.11 The site is located just outside of the Hampstead Town Centre and therefore outside a Local Plan Centre where these types of uses are directed to. The redevelopment would provide 1059sqm of new commercial floorspace; some as Class E(e) as a private medical use on the ground floor and office floor space on the lower ground, ground and first floor.
- 6.12 The site is on the border of Hampstead Town Centre and therefore still is included within its character. The building signifies the end of the town centre and commercial area and means that the commercial uses here is still appropriate, particularly as this is a mixed use scheme with a significant proportion of residential use.
- 6.13 The submission includes a marketing letter from a local commercial real estate letting agent which seeks to justify that there is a need for office accommodation in this area and of this nature. An architecture firm have also expressed interest in taking over the courtroom area of the site for part of the offices which has been discussed during various points of the application process. Overall the information and evidence provided adequately addresses this issue
- 6.14 As per our Employment sites and premises CPG we will also seek to use planning obligations to secure an element of affordable SME workspace from large scale employment developments with a floorspace of 1,000sqm (GIA or gross internal area) or more. This scheme provides more than 1,000sqm and therefore meets this threshold. A proportion of the lower ground floor measuring 91.2sqm has been allocated as affordable workspace, representing 9% of the total commercial floorspace. Given the constraints of the site this is accepted and is welcome, representing a significant public benefit of the scheme. The discount is confirmed at 50% from market rent and will be secured via s106 agreement. The screenshot below provides the indicative area where this will be provided:

Hampstead Police Station

HAMPSTEAD POLICE STATION AFFORDABLE WORKSPACE

TOTAL SQM	680	(excluding private medical use)
OPTION 2		
PROPOSED AFFORDABLE W.SPACE SQM	81.6	12.00% of total office space (excluding WC's)
Room 1	21	
Room 2	20.6	
Room 3	40	
AVCILLARY WC's	9.6	13.41% (of total with wc's included)

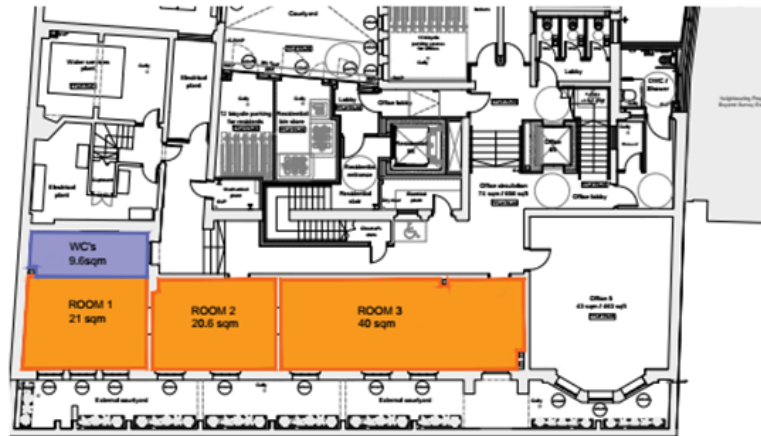


Figure 1: Area of affordable workspace

- 6.15 The other use proposed is residential (C3) and occupies the first, second and third floors. Policy H1 of the Local Plan aims to secure a sufficient supply of homes to meet the needs of existing and future households and will seek to exceed the target for additional homes in the borough by regarding self-contained housing as the priority land use of the Local Plan. The principle of residential accommodation on site is supported and the building lends itself to this use, especially on the upper floors. Therefore this use on site is accepted.
- 6.16 The proposal includes five residential units with the unit mix and floor areas are listed below. This does not include the circulation and ancillary areas which takes the figure up to the 914sqm.

**PLANNING APPLICATION
PROPOSED RESIDENTIAL AREAS**

SQM

FLOOR	RESI UNITS	GIA
LG		-
G		-
1	Apt1 (2b3p)	105
	Apt2 (1b2p) (M4(3) Adaptable)	92
	Apt3 (2b3p)	119
2	AptA (1b2p)	102
	AptB (3b6p)	226
3		-
TOTAL	5	644

Table 1: denoting floor areas

- 6.17 The proposal includes two 1 bedroom 2 person, two 2 bedroom 3 person and 1 three bedroom 6 person units. Overall this provides 60% of the units within the 'high' priority' according to policy H7's Dwelling Priorities Table and is accepted as a unit mix.
- 6.18 Given the practical constraints of the large floorplates and the significance of the internal plan layouts to the architectural and historic interest of the listed building in this instance, it is considered that the number of units within the scheme has been reasonably maximised.
- 6.19 In policy terms the proposal would be in general compliance with policies G1, C2, E1, H1, H2 and H7 of the 2017 Local Plan and policies HC1, and HC2 of the 2018 Hampstead Neighbourhood Plan.

7. HERITAGE

Designated and non-designated heritage assets

- 7.1 When considering whether to grant listed building consent for any works, s16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("LBCA Act") the council must 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. Section 66 of the LBCA Act also sets out that when considering planning applications, special regard must be given to the preservation of a listed building, its setting or its features of special architectural or historic interest. Section 72 of the same Act sets out a general duty that special regard must be given to preserving or enhancing the character or appearance of a conservation area. All are relevant to the proposal.
- 7.2 The Application Site is located on the north side of Rosslyn Hill at the junction with Downshire Hill, between Hampstead and Belsize Park. The site is located within the Hampstead Conservation Area. The main building is Grade II listed, it was a former Police Station and Magistrates Court and has

been vacant since 2013 (the Magistrates Court was last used in 1998). The following map shows the listed buildings in the area; the Grade II listed buildings are in blue and the yellow shaded indicates the Hampstead Conservation area.



Figure 2: Site plan showing heritage assets

- 7.3 Despite there being a number of listed buildings in the area, due to the scale, visibility and nature of the proposals, the proposed development would not visually impact on the setting or special character of these surrounding listed buildings
- 7.4 Therefore the two designated heritage assets are assessed are the Hampstead Police Station itself and the Hampstead Conservation Area.

Hampstead Police Station (Grade II listed) – Less than substantial

Significance

- 7.5 The former Hampstead Police Station and Courthouse, along with its associated stable and harness room, railings and lamps were added to the statutory list of buildings of special architectural and historic interest on 13th August 1998. As part of the previous school proposal, the list entry was updated to include a thorough assessment of the complex, identifying key areas of special interest and to outline principal reasons for designation. The updated list entry was published by Historic England on 14th February 2018.

- 7.6 Hampstead Police Station and Magistrates Court was designed by John Dixon Butler in 1912, following the freehold being acquired three years prior in 1909. The building was completed by December 1913 and stood as an early example of a combined police station and petty sessions court, occupying a commanding position on a corner plot where Rosslyn Hill meets Downshire Hill.
- 7.7 Externally, the building is constructed from red brick, laid in Flemish bond, with limestone dressings including drip mouldings to windows and horizontal banding at ground floor level. The overarching character is one of a Classical style, though incorporating elements of the Arts and Crafts movement, conveying a vernacular character whilst also evoking a strong, robust civic identity. The stables building also reflects similar material palette and incorporates design elements that are akin to the Arts and Crafts movement.
- 7.8 The street facing façades fronting Downshire Hill and Rosslyn Hill carry high levels of architectural and artistic interest, designed in a bold and assured style, with strict uniformity (notably to Rosslyn Hill) and finished to a high standard.
- 7.9 The rear of the building comprises a north-eastern facing courtyard, with the U-shape plan of the building creating two rear wings. The northern wing clearly shows the gable roof design where the magistrates court is located and the closet (southern) wing is where the living quarters were which appears much more utilitarian in character. Apart from the magistrates court to the rear, elevations are more utilitarian in their design and exhibit high degrees of alterations and additions, including the rebuilt walkways and stair between the former charge room and court at first floor level, lean to extensions, fire escapes and general clutter (including downpipes, wiring and plant). These were mostly 20th Century additions.
- 7.10 The extent of alteration to the building (notably to the rear and interior) was noted by the Inspector at the 2020 Appeal, who stated (Paragraph 61):
- The building has been adapted, extended and the internal layout altered on several occasions, most recently in the late 20th century, to suit evolving police operations.*
- 7.11 As constructed, the building was arranged with three distinct areas, The Police Station, Section House (living quarters for married officers) and Magistrates Court. Such distinction. Historic features do remain however the building is not in great internal condition. See the picture of the courtroom below:



Photo 1: photo of court room

- 7.12 Elements like modern suspended ceilings have also been introduced across large areas which detracts from the spatial arrangement and room proportions. Overall due to the later, non-original works, the ability to appreciate internal features of interest, including cornicing and mouldings and general plan form is limited.
- 7.13 Due to the buildings history and since the discontinuation as an active police station, the windows have not been well maintained meaning that some windows have fallen into a state of disrepair. The windows on the property are a mix of sash, casement and fixed light windows. Particularly at the lower levels the windows are in a six over six sash design with four over four sash windows present on the top floor. These windows are made from timber with single glazing, the glazing bars are integral to the structure of the windows and the timber has been painted white. On the building there are a few particularly unique window sets that are not found elsewhere on the property, these being the circular casement windows, the nine panelled casement window and the twelve over twelve sash window

Impact on significance

- 7.14 The removal of the later additions to the rear and later internal alterations are welcomed and supported by the Council.
- 7.15 However the plan form on several floors will be significantly eroded as part of the proposals in order to accommodate commercial, private medical and residential uses. This involves removing the cells on the lower ground floor, which is a key component in the original use and special historic interest being an early example of a combined police station and sessions court which causes less than substantial harm. There are elements that will be retained and restored included flooring, staircases and walls as well as more detailed aspects of the internal building. This will be secured via a condition on the Listed Building Consent
- 7.16 Of particular historic value is the intact courtroom. Following previous pre-application, the current scheme now retains much of the existing joinery and panelling around the outside whilst removing non-original fabric. The scheme also retains the original desks and tables which form the traditional layout of the courtroom. The Council welcomes these alterations however still recognises that a considerable of historic fabric will be removed as part of the consent and that there is still a degree of harm caused by this removal and the subsequent proposal. A condition will be placed on the application to ensure that full detail of the works to the courtroom will be secured as part of the listed building consent.
- 7.17 The infill extension replaces the existing structure in place already which covers, clutters and severs the relationship between the base of the 'U' and the rear elevation views. The replacement is a high quality and lightweight extension providing legibility of the existing building whilst also partly reclaiming the original 'U' plan form and making it more obvious this was the original form of the building.
- 7.18 The infill extension to the north of the closet wing is the most publically viewable and impacts the setting and special character of the listed building the most. Whilst the extension does step down, provide softening measures like green roofs, and uses the same materials as the existing building this disrupts the 'U' plan form which is a key component in many of these police stations designed by John Dixon Butler and this relationship is less legible.
- 7.19 The infill extension that is south of the closet wing occupies a small gap between the building and the flank wall of 26 Rosslyn Hill. This is only legible from mostly oblique, private views and contributes little to the overall setting and special character of the police station. Therefore the scale and massing in this area is accepted.
- 7.20 One other crucial area of impact is the windows. As stated above, some of the windows have been in poor condition due to the vacant nature of the

building and some have been replaced with newer and unsympathetic units. The Council is seeks to ensure that any windows that can be retained will be and reduce the need for new windows to be included. There is also a point in relation to the sustainability credentials of the building and providing a balance between this and the significance. The Council accepts the use of double glazing in areas however only with the use of the Histoglass products. This is referenced on plans 2268_A180-187 and will be secured via condition 4 by using this, this means that the impact on significance will be reduced and balanced by the requirement for providing the sustainability credentials the building needs.

- 7.21 The stables building and its setting will not be harmed in relation to the proposed development as the extensions do not extend closer than the original building. The facing materials are of similar colour and style to the original building and therefore any impact on this building's setting is not considered adverse. Overall the stables building preserves its special character and its setting is not harmed.

Hampstead Conservation Area – Preserves

- 7.22 The site is located within the sub area one of the Hampstead Conservation Area and comprises of the route north from London over the Heath around which the settlement developed. As a major route it has developed as a shopping centre and is defined in the UDP as a District Centre - Primary Shopping Frontage. The area is characterised by the buildings being majority from the 1880s and four storey terraces with a number of embellishments and designs including stone dressings, gable roofs, bay windows at first floor level. The Police Station and Magistrates Court (now closed) end this sub-area. The building is noted as providing a positive contribution to the conservation area.
- 7.23 It is clear that the area is defined by the material palette and design features typical of the period of these buildings. The proposal will be retaining and refurbishing original external elements which supports this with the only external impact being the infill extension being read from Downshire Hill as most of the other works are only viewed privately and therefore have a limited impact on the conservation area.
- 7.24 It is considered that the presence of this extension will not harm the character and appearance of the conservation but preserve it considering the scale and massing and the same material palette as is demonstrated in the area.

Conclusion

- 7.25 In general, many of the elements of the proposal preserve designated heritage assets. Less than substantial harm has been identified to the grade II listed former Hampstead Police Station however the scheme is considered to preserve the character of the Conservation Area. Nonetheless,

considerable weight and importance should be given to that harm, and it should be outweighed in the balance by considerable public benefits.

7.26 Paragraph 208 of the NPPF states:

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

7.27 There are heritage public benefits from the proposal that should be included in the consideration of the planning balance. The removal of several non-original structures across the site, refurbishment of the building and bringing it back into a public facing use. There are also public benefits in the form of the proposed residential units and commercial floorspace including an element of affordable workspace. Please see section 20 below for a wider assessment of the planning balance.

8. DESIGN

8.1 Camden Local Plan policies D1, D2 and CPG (Design) are relevant to the consideration of design when assessing planning applications. They require a high standard of contextual design which relates to function of uses, and carefully considers historical context. Policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018 and now (2024) are also relevant requiring development to respond to the history and distinctive character of Hampstead's different areas and contribute positively through good, sustainable building design. These policies also specifically recognise the balance between the demands of sustainability and energy efficiency and considerations of heritage

Scale and Massing

8.2 The proposed extensions are all located to the rear of the property and look to infill the gaps between the buildings two wings with a proposed two storey infill extension in the base of the 'U', a two storey extension located on the northern side of the closet wing, a four storey extension to the south side of the closet wing, a roof top plant room and lift.

8.3 During the pre-application process work was done to reduce the bulk and massing in these locations providing increased legibility of the form of the listed building and ensuring the proposed extensions would not be overbearing.

8.4 The current design now includes sympathetic additions that respect the existing massing and form of the building reducing to a suitable point whereby they are now not competing in terms of dominance. The depth of the infill extension is such that it still supports the overall form of the building

and creates an interesting architectural piece right at the centre of the building. The move to provide most of the massing to the south of the closet wing is welcomed as this is the least visible location. The overall design has taken a 'cascaded' approach to the massing decreasing as it gets further to the listed building and closer to publically viewable locations which is supported this ensures subordination and creates different levels which replicates the slightly unordered rear form of the existing building. This also provides opportunity for terraces and balconies and green roofs which is supported. Below is a screenshot of the submitted CGI showing the extensions assessed.



Figure 3: visual of proposed rear elevation

8.5 Given the listed nature and uneven form the scale and massing respond positively and are accepted.

Materiality

8.6 The proposed extensions would be constructed using a matching red and glazed brick to reference Downshire Hill and the existing building. This provides a 'gentle' material approach by using matching or closely referenced facing materials. This is considered acceptable and a condition to secure samples would be attached to any permission (condition 4).

8.7 The proposed infill extension takes cues from the historic architectural bridge elements, which originally was a glazed walkway linking the court chambers to the cell wing. The 'bridge' element achieves a level of transparency using metal cladding and glazing which separates itself from the red brick as proposed on other proposed extensions. This provides an architectural nod to the existing utilitarian structures and materials used on site however using high quality materials and positive design measures. This fundamental

success of the scheme is achieving high quality finishes in all aspects of the proposed works and therefore the design quality of the building relies on the quality of materials and detailing. This will be conditioned under condition 4 to ensure a building of the highest quality with durable finishes that weather gracefully.

- 8.8 Officers consider that there would be some harm to designated heritage assets (see Heritage section above). However, the scheme features high-quality architecture demonstrated through its composition and detailing that has been well considered subject to conditions. Officers consider that the quality of the proposed architecture successfully minimises the level of heritage harm identified.
- 8.9 Overall the proposal complies with D1 (Design), D2 (Heritage) of the 2017 Local Plan and Policies DH1 and DH2 of the Hampstead Neighbourhood Plan (2018 and now (2025)).

9. AFFORDABLE HOUSING AND VIABILITY

Affordable housing requirements

- 9.1 Camden Local Plan Policy H4 seeks to maximise the provision of affordable housing. 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. Capacity for one additional home is defined within the Local Plan as the creation of 100m² of additional residential floorspace (GIA). In assessing capacity, additional residential floorspace is rounded to the nearest 100m² (GIA). Where developments have capacity for fewer than 10 additional dwellings (or 1000sqm), the Council will accept a payment-in-lieu of affordable housing.
- 9.2 The site provides 914sqm of residential floorspace which is just under the 1000sqm trigger the affordable housing requirement to be on site. However as explained above the heritage constraints have to be balanced with the provision of a priority land use which is housing. More intervention of the building means more harm to the special character of the listed building and therefore outweighs the benefits of the scheme. The listed nature of the building, the formation of separate entrances and spaces, circulation issues and service charge implications mean the building poor lends itself for affordable housing. Considerable work would have to be done to remedy these issues which would have significant heritage implications. Therefore a payment in lieu is accepted in this instance.
- 9.3 As the proposed development would provide 914sqm of residential uplift (capacity for nine homes) the Council will accept a payment-in-lieu of affordable housing. Paragraph 4.33 of the Housing CPG also confirms that the Council will take into account any constraints on site that may affect the

additional area contributing to the number of homes in the scheme. In this case the site is listed and therefore the protection of plan form and historic fabric is material to this specific assessment. When looking at the amount of units that be proposed on site, this is identified as six and therefore equates to a 12% affordable housing percentage.

9.4 Given the proposed residential uplift of 914 sqm, the sliding scale in Policy H4 (d) applies, starting at 2% for one home and increasing by 2% for each home added to capacity. The additional residential area would have a home capacity of 6 homes which equates to a target of 12% affordable housing on the sliding scale.

9.5 Applying the payment in lieu of £5,000 per sqm set out in Housing CPG, the total payment under the policy target would be: $12\% \times 914 = 109.7 \times £5,000 = £548,000.00$. The table outlines this calculation. This will be secured by S106 planning obligation as set out in para xxx below

Additional residential floorspace (GIA sqm)	Capacity (rounded floorspace addition/100sqm)	Additional housing % target	Affordable housing floorspace target	Payment in lieu required
914	6 new homes	12%	$12\% \times 914 = 109.7$	$109.7 \times £5,000 = £548,000.00$

Table 2: affordable housing details

9.6 The national First Homes policy has now come into effect for developments that trigger an affordable housing contribution. First Homes are a new type of discount housing for sale. National policy indicates that First Homes should form 25% of the affordable housing sought in a development, and that where a payment in lieu (PIL) is sought in place of affordable housing, 25% of the value should be used to deliver First Homes. However, the Council has adopted a Planning Statement on the Intermediate Housing Strategy and First Homes, which indicates that First Homes in Camden would not be affordable to median income residents, and consequently First Homes will not be sought in the borough. Having regard to the national and local policies relating to First Homes, any funds arising from PIL and deferred affordable housing contributions are expected to contribute to the Council's preferred affordable housing types identified by Local Plan Policy H4 and CPG Housing 2021, namely social-affordable and intermediate rented housing.

10. IMPACT ON NEIGHBOURING AMENITY

10.1 CLP policies A1 and A4 and the Amenity CPG are all relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. Impact from construction works are also relevant but dealt with in

the 'Transport' section. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

Daylight and sunlight

- 10.2 A Daylight, and Sunlight effects report has been submitted as part of the application which details any impacts upon neighbouring properties.
- 10.3 The leading industry guidelines on daylight and sunlight are published by the Building Research Establishment in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports the use of the BRE guidance for assessment purposes, however, it should not be applied rigidly and should be used to quantify and understand impact when making a balanced judgement.
- 10.4 Paragraph 125 of the NPPF supports making efficient use of land and says that authorities should take a flexible approach in applying policies or guidance relating to daylight/sunlight where they would otherwise inhibit making efficient use of a site, as long as the resulting scheme would provide acceptable living standards.

Methodology

- 10.5 The methodology and criteria used for the assessment is based on the approach set out by BRE guidance. The report makes use of several standards in its assessment of surrounding buildings which are described in the BRE guidance:
- **Vertical Sky Component (VSC)** – This relates to daylight on the surface of a window. A measure of the amount of sky visible at the centre of a window.
 - *The BRE considers that daylight may be adversely affected if, after development, the VSC is both less than 27% and less than 0.8 times (a reduction of more than 20%) its former value.*
 - **No Sky Line (NSL)**, also known as Daylight Distribution (DD) – This relates to daylight penetration into a room. The area at desk level (“a working plane”) inside a room that will have a direct view of the sky.
 - *The NSL figure can be reduced to 0.8 times its existing value (a reduction of more than 20%) before the daylight loss is noticeable.*
 - **Annual Probable Sunlight Hours (APSH)** - A measure of the amount of sunlight that windows of main living spaces within 90 degrees of due south receive and a measure of the number of hours that direct sunlight reaches unobstructed ground across the whole year and also as a measure over the winter period. The main focus is on living rooms.
 - The BRE considers 25% to be acceptable APSH, including at least 5% during the winter months. Impacts are noticeable if less than these targets, and sunlight hours are reduced by more than 4 percentage points, to less

than 0.8 times their former value. It recommends testing living rooms and conservatories.

- The **overshadowing** of open spaces is assessed by considering any changes to surrounding outdoor amenity spaces. A Sun Hours on Ground assessment has been undertaken which uses the BRE methodology.
- The BRE recommends at least half (50%) of the area should receive at least two hours (120 mins) of sunlight on the 21st March, and the area which can receive some sun on the 21st March is less than 0.8 times its former value.

10.6 The assessment has set significance criteria which is the approach recommended by BRE guidance in the case of EIAs. Officers endorse the approach, and the criteria used in the table below.

BRE compliant	20.1% to 30% reduction	30.1% to 40% reduction	More than 40.1% reduction
Negligible	Minor Negative	Moderate Negative	Major Negative

Table 3 - Impact criteria

10.7 The analysis carried out an assessment for the properties within close proximity to the site and who would be impacted. Below is a screenshot from the document demonstrating the site and the properties assessed. It is noted that the former stables to the rear of the site within the car park has consent under 2022/0329/P for the change of use, refurbishment and internal alterations to provide residential accommodation (C3). The report does note that there is a single window in the end elevation however this will not serve a habitable room and therefore is discounted. This position is accepted.



Figure 4 – Daylight/sunlight map

Assessment

- 10.8 The figures from the assessment confirm that all but one windows comply with BRE guidance in terms of VSC, NSL and ASPH. There are mostly very minimal losses for all measurements and therefore means that in terms of daylight/sunlight the impact of the proposed development is acceptable.
- 10.9 One window fails in terms of VSC – going from a score of 1.5 to 0.0 meaning a loss of 100%. Overall this is a very low reduction in real terms however because it is a loss of 100% has been flagged as a major reduction. In the context this window serves a room which already has three windows which remain unaffected by the proposals and therefore on balance is considered the loss is acceptable.

Outlook and Enclosure

- 10.10 The site itself is fairly unique in character (given surrounding context) and is of considerable scale to begin with. The alterations to the front, on Rosslyn Hill and the side elevation along Downshire Hill will not have any significant impact. From the drawings, this side elevation will not be changing in appearance anyway and the front elevation is set far back from the road.
- 10.11 The proposed works to inside the courtyard are infilling space meaning the impact is small on neighbours and the lift shaft and plant enclosure are both

located significantly away as to not impact neighbours in terms of outlook and enclosure.

- 10.12 The design has been reduced during the pre-application process and now the two storey extension to the north of the closet wing is set behind the original building line of the closet wing and is to be kept at lower and upper ground level only meaning that the impact on neighbours on Downshire Hill in terms of outlook and enclosure is not harmful. Due to the existing closet wing, which is taller than this extension, only the increased bulk will be read but will not particularly impact neighbours outlook or enclosure, even for ground floor windows. Overall the impact in terms of outlook and enclosure is accepted.
- 10.13 The design of the extensions to the south of the closet wing have included a stepped arrangement which means the extension reduces in height incrementally as it gets closer to neighbouring properties, especially along Downshire Hill.

Privacy and Overlooking

- 10.14 The scheme involves the inclusions of new rear and side windows on the proposed rear extensions as well as the introduction of seven new balconies/terrace spaces.
- 10.15 Due to the design development at pre-app stage the proposed windows and doors facing out of the rear are all relatively small and conform to the original fenestration pattern of the extension building. The distances of existing windows compared to the proposed are very similar and therefore the existing arrangement is not being changed significantly. Overall the windows on all levels are sufficiently set back from neighbouring properties and are appropriately sized as to not have a harmful impact in terms of loss of privacy or overlooking.
- 10.16 The Amenity CPG (2021) sets out the parameters of what can be considered harmful and what would not be in terms of overlooking and privacy. In terms of separation between buildings paragraph 2.4 states that:

To ensure privacy, it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development, assuming a level topography. In instances where building heights, design or topography mean that opportunity for overlooking would be increased, it is advisable to increase this separation distance. The 18m should be measured between the two closest points on each building (including balconies).

- 10.17 The properties on Hampstead Hill are all over this 18m threshold in distance from the balconies and therefore would not incur a harmful impact in terms of overlooking and loss of privacy. The terraces are also behind the flank wall

of no.26 on the upper floors and there is a screen on the upper ground floor terrace to ensure the impact is limited as well. Below is the second floor plan showing the distances and relationships:

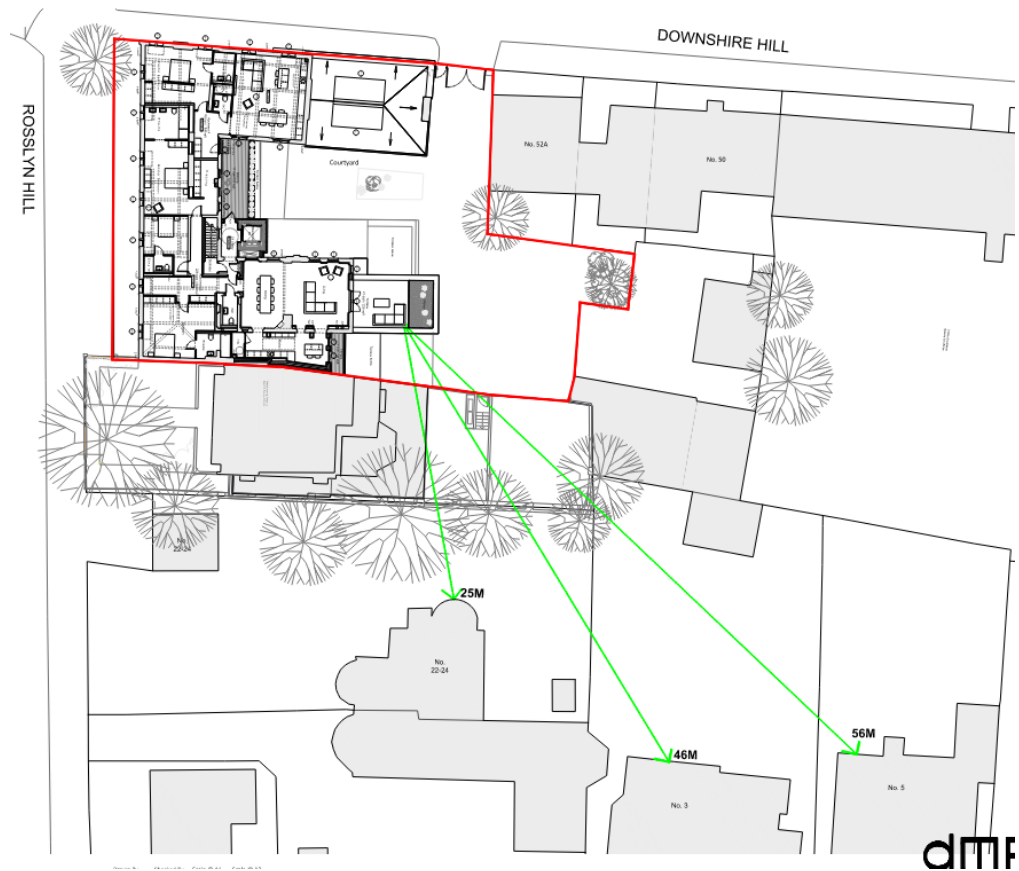


Figure 5 – Overlooking plan for Hampstead Hill Gardens

- 10.18 It is clear from these plans that the distances coupled with angle of the terrace in relation to the properties Hampstead Hill Gardens mean that issues of privacy and overlooking for these properties are not harmful or significant. The closest property is 25m which is more than the distance between properties in some areas of both Downshire Hill and Hampstead Hill Gardens itself

- 10.19 The windows for the properties on Downshire Hill however are within this 18m distance of two larger terraces. Below is the first and second floor plan demonstrating the location of the terraces and the distances between them and the neighbour’s windows.

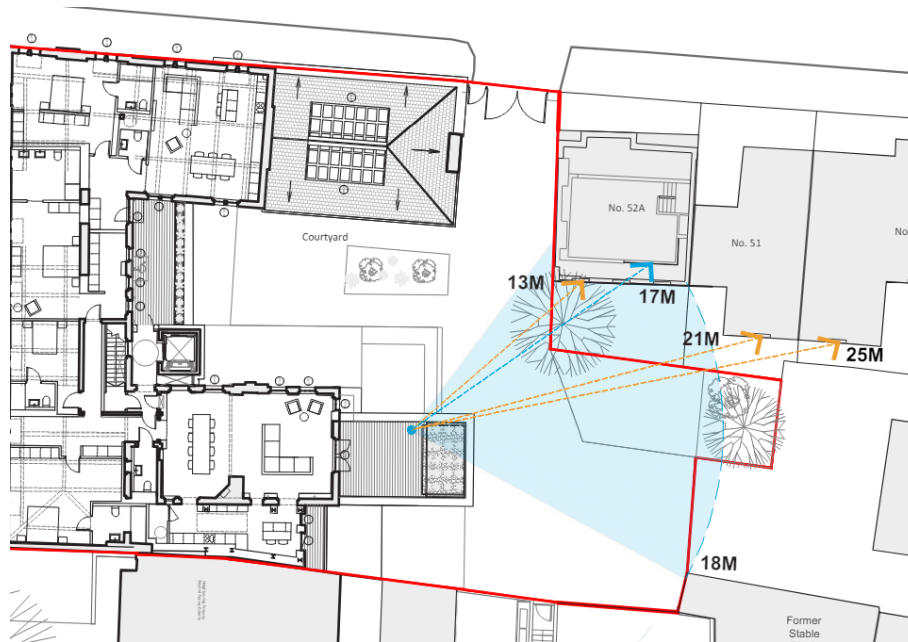


Figure 6: Overlooking plan for Downshire Hill

- 10.20 Officers undertook a site visit to 52 Downshire Hill to ascertain the impact of the proposed terraces and understand the relationship between the proposed development and neighbouring properties.
- 10.21 Below you can see photos taken from the fourth floor window which serves the kitchen dining room, the window on the roof extension (fifth floor) window which serves the living area and a section showing potential overlooking issues and distances



Figure 7: Photo from 52 Downshire Hill



Figure 8: Photo from 52 Downshire Hill

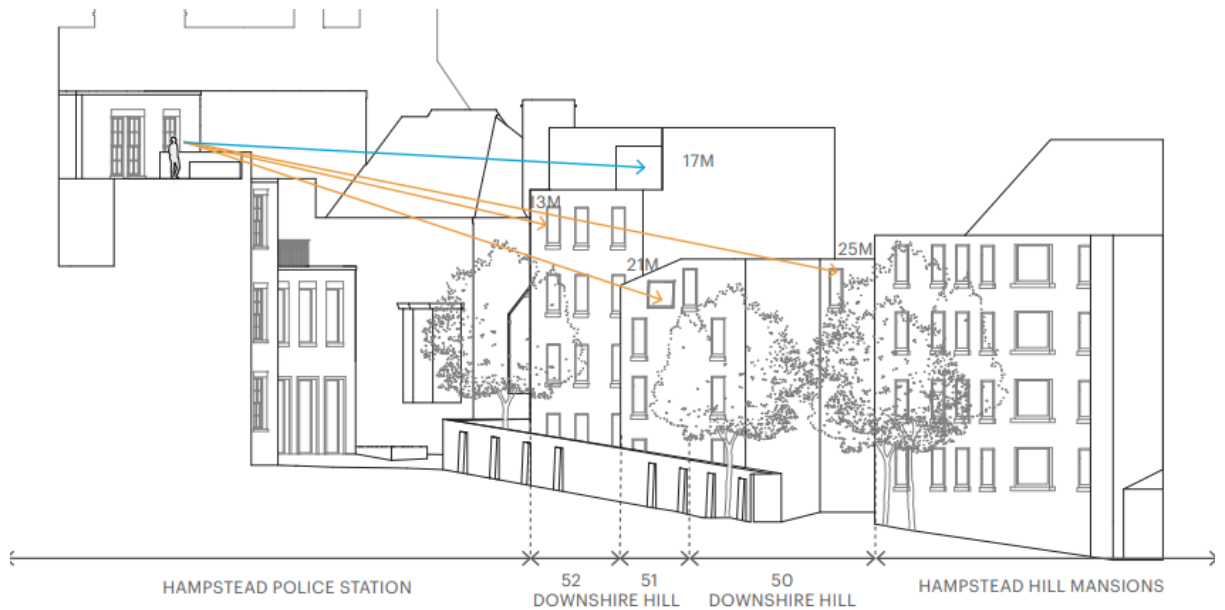


Figure 9: Overlooking section

- 10.22 During the pre-application process, officers recommended this terrace being set back to ensure that the impact of privacy and overlooking be reduced. As the photos make clear this has not been fully mitigated against and there will be a level of overlooking and loss of privacy.
- 10.23 However, the Council has sought further mitigation factors which include planters and providing a privacy screen on this part of the terrace. This will significantly reduce the perception of overlooking and loss of privacy from both windows and sufficiently attend to this issue. The privacy screen and planters will have to be sensitively designed and located as to not adversely impact on the special character of the listed building and therefore further details will be secured via conditions (21 and 22)

Noise and Vibration

- 10.24 An assessment has been carried out to support the planning application for the proposed refurbishment and extension of the former Hampstead Police Station.
- 10.25 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, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council’s Local Plan, version June 2017 and BS 4142:2014 “Methods for rating and assessing industrial and commercial sound”. The noise standards, as per the table below is expected to be achieved:

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living Room	35 L _{Aeq, 16hour}	-
Dining	Dining Room / Area	40 L _{Aeq, 16hour}	-
Sleeping (daytime resting)	Bedroom	35 L _{Aeq, 16hour}	30 L _{Aeq, 8hour} 45 L _{Afmax}

Table 4: Noise criteria

- 10.26 ASHP's have also been designed to be in line with noise standards and been assessed by our environmental health team. Conditions have been attached to secure the noise levels.
- 10.27 Overall, in conjunction with the comments and assessment by the Council's Environmental Health Officer, officers are satisfied that the submitted acoustic submission meets our local plan guidelines and therefore acceptable in environmental health terms. Compliance conditions (10 and 11) securing the details above will be placed on the application.

11. QUALITY OF PROPOSED HOUSING

- 11.1 CLP policy H6 is about housing choice and mix, and it aims to minimise social polarisation and create mixed, inclusive, and sustainable communities, by seeking high quality accessible homes and a variety of housing suitable for Camden's existing and future households.
- 11.2 In line with LP policy D6 and CLP policies H6 and D1, housing should be high quality and provide adequately sized homes and rooms, and maximise the provision of dual aspect dwellings. CLP policy A2 encourages opportunities to provide private amenity space which is reflected in a requirement to provide amenity space in LP policy D6. CLP policy A1 seeks to protect the amenity of occupiers in relation to a number of factors, including privacy, outlook, light, and noise. CLP policy A4 says suitable noise and vibration measures should be incorporated in new noise sensitive development.
- 11.3 LP policy D5 says development should provide the highest standard of accessible and inclusive design, which allows them to be to be used safely, easily and with dignity by all, also reflected in CLP policies D1, H6, and C6.

Design and layout

- 11.4 Part of the design-led approach to delivering effective high-density housing is about ensuring the development does not compromise the size and layouts of units, ensuring high quality homes across the scheme. CLP policy H6 confirms that new residential development should conform to the Nationally Described Space Standards, and this is reflected in LP policy D6

which sets the same minimum space standards in Table 3.1 of the London Plan 2021. The relevant excerpt from the table is reproduced below.

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5

Table 5 - Minimum internal space standards (London Plan Table 3.1, Policy D6)

- 11.5 All the residential units in the detailed scheme far exceed the minimum standards. The new units would have good ceiling floor to heights and good room sizes. Due to the listed nature of the building all are individual in character and provide large spaces. All flats have a balconies and private amenity spaces.
- 11.6 The units all have their own secure front door. Flats are served by residential cores with one/two staircases and one/two lifts. The cores provide access to secure lobbies leading to street.
- 11.7 Good acoustic design has been shown by consideration of the sound insulation of the building envelope to ensure residents are adequately protected from noise. Moreover Facade design specification criteria has been discussed and assessed in the acoustic submission and the applicant should ensure future occupants are protected against excessive internal and external noise transfer.
- Dual aspect units**
- 11.8 LP policy D6 says the number of dual aspect homes should be optimised. The policy does however support a design-led approach where single aspect units are considered a more appropriate design solution to meet the requirements of Policy D3 - Optimising site capacity through the design-led approach. It can be acceptable where it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- 11.9 All the homes (100%) would be dual aspect.

Daylight and sunlight

- 11.10 The internal daylight/sunlight report applies the relevant BRE guidelines to the proposed units. The leading industry guidelines on daylight and sunlight are published by the Building Research Establishment in BR209 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (third edition, 2022) (BRE). The development plan supports the use of the BRE guidance for assessment purposes, however, it should not be applied rigidly and should be used to make a balanced judgement.
- 11.11 Paragraph 125 of the NPPF supports making efficient use of land and says that authorities should take a flexible approach in applying policies or guidance relating to daylight/sunlight where they would otherwise inhibit making efficient use of a site, as long as the resulting scheme would provide acceptable living standards.
- 11.12 Looking at the floor plans and layout of the residential units each unit is provided within multiple windows and from different perspectives. It is clear from the floor plans that all of their units, due to their size and amount of windows would easily comply with BRE guidance and provide a good level of daylight/sunlight.
- 11.13 As set out within the BRE guidelines and the NPPF, daylight and sunlight availability are one of several considerations in site layout design. A balance between the various design factors needs to be made to ensure an overall high quality of housing. Other issues such as provision of a balcony, for amenity space (see section below) and for shading to reduce solar gain, need to be considered together. Overall, whilst achieving this balance, the development makes optimal use of the potential for the site.

Outlook and privacy

- 11.14 The building is being retained, refurbished and extended and therefore much of the relationships are pre-existing. The listed nature also means that changing these significantly would have heritage implications.
- 11.15 All apartments have a good level of outlook and due to the fact that these are located on upper floors means that this views and general outlook is normally of good quality. Units that are facing onto Rosslyn Hill have a good level of outlook whilst windows/units that face into the courtyard area have generally slightly blocked outlook. Notwithstanding this, there are views out down the rear gardens of Downshire Hill in the distance and there are multiple oblique views/level of outlook which is of good quality.
- 11.16 In relation to privacy, the rear of the building is designed in a 'U' shape which means there is a small courtyard in the middle of each wing which is where different apartments are and where balconies infill the area. Without the opportunity to change this arrangement it means that the spaces have a

close relationship with each other. For example Apartment A and B's living area are only 11m away and the windows look directly over. Similarly Apartment 1 terrace is directly adjacent to apartment 2's. These relationships are tight and cannot be amended. There is consideration that the building is listed and not all issues can be designed out but it is also important to consider that these elements, including the infill balconies create a level of interest and closeness to the listed building and heritage which would be a benefit to the occupier. Whilst the spaces are tight they do not significantly undermine the internal spaces or units themselves which still overall provide a very good level of accommodation. Living in a building like this will mean a level of overlooking but not a level which is harmful and is therefore acceptable.

- 11.17 These design measures mean that a reasonable sense of outlook and privacy can be maintained.

External amenity space

- 11.18 CLP policy A2 states developments should seek opportunities for providing private amenity space, and LP policy D6 says that 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m.

- 11.19 The balconies range from 4sqm to 26sqm, depending on the unit size with some having two terraces. The units with smaller terraces of (4sqm and 9sqm) also have access to larger private terraces as well. The depth and width are all acceptable meaning that overall, the provision of private amenity space, complies with policy and would result in a high-quality development and provision for future occupiers.

Accessible units

- 11.20 CLP policy H6 requires 90% of new-build homes to comply with M4(2) (accessible and adaptable dwellings) and a requirement for 10% of new build homes to comply with M4(3) (wheelchair units). The M4(3) standard refers collectively to "Wheelchair User Dwellings". This includes Wheelchair Adaptable Dwellings under M4(3)(2)(a) (ones which can be easily adapted for a wheelchair user), and Wheelchair Accessible Dwellings under M4(3)(2)(b) (ones which are fully adapted for a wheelchair user when constructed).

- 11.21 Because of the significant constraints surrounding the building in terms of its listed nature and balance with the impact on heritage providing accessible homes is challenging. The scheme is also a refurbishment and change of use and therefore does have to comply with the standards above. However the building does provide accessible entrance and facilities for the office accommodation and 'Apartment 2' also technically meets the requirements M4(3).

- 11.22 A condition would be attached to secure the provision of the accessible and wheelchair dwellings (condition 23).

Conclusion

- 11.23 The proposed homes are considered acceptable in terms of aspect, outlook, noise, light, and amenity space and would provide an acceptable level of amenity. They would provide an accessible home, allowing the buildings to house an inclusive community that can use them safely, easily and with dignity.

12. SUSTAINABILITY AND ENERGY

- 12.1 In November 2019, Camden Council formally declared a Climate and Ecological Emergency. The council adopted the Camden Climate Action Plan 2020-2025 which aims to achieve a net zero carbon Camden by 2030.

- 12.2 In line with London Plan (LP) policies, SI1, SI2, SI3, SI4, SI5 and SI7 and Camden Local Plan (CLP) policies CC1, CC2, CC3, and CC4, development should follow the core principles of sustainable development and circular economy, 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.

Redevelopment strategy

- 12.3 The development plan promotes circular economy principles and local plan policy CC1 and London Plan policy SI7 require proposals involving substantial demolition to demonstrate that it is not possible to retain and improve the existing building and to optimise resource efficiency.

Energy and carbon summary

- 12.4 The following summary table shows how the proposal performs against the policy targets for carbon reductions in major schemes, set out in the London Plan and Camden Local Plan.

	Regulated domestic carbon dioxide savings	
	(Tonnes CO ₂ per annum)	(%)
Savings from energy demand reduction	-7.7	-90%
Savings from heat network / CHP	0.0	0%
Savings from renewable energy	11.4	135%
Cumulative onsite savings	3.7	44%

Table 6 - Carbon saving targets (for majors) and the scheme results

	Total regulated emissions (Tonnes CO ₂ / year)	CO ₂ savings (Tonnes CO ₂ / year)	Percentage savings (%)
Part L 2013 baseline	20.4		
Be lean	27.6	-7.2	-35%
Be clean	27.6	0.0	0%
Be green	15.2	12.4	61%
Total Savings		5.2	25%

Table 7 - Carbon saving targets (for majors) and the scheme results

12.5 In this case, the development exceeds the policy target of 35% reductions, achieving an overall on-site reduction of 44% below Part L requirements as shown in Table 7 above. A **carbon offset of £13,479 will be secured by Section 106 legal agreement** to bring it to zero carbon, in compliance with the development plan.

Be lean stage (reduce energy demand)

12.6 London Plan policy SI 2 sets a policy target of at least a 10% (residential) and 15% (non-resi) reduction through reduced energy demand at the first stage of the energy hierarchy.

12.7 In this case, the development has an increase of 90% at this stage. Whilst this is somewhat of a concerning figure, the energy assessment has been carried out in accordance with GLA energy assessment guidance (clause 6.18) which states “Applicants are required to generate baseline CO₂ emissions assuming the notional specification for existing buildings, shown in Appendix 4, and which is based on Approved Documents L1 and L2.” An increase in carbon emissions at Be Lean stage is due to the Grade II listed building with historic fabric that performs worse than the notional specification used to estimate baseline emissions. At the first stage of the energy hierarchy, the existing building is modelled with the proposed fabric improvements (roof, floor insulation and double glazed windows) which results in a higher carbon emission compared to baseline model. Therefore this figure is accepted.

Be clean stage (decentralised energy supply)

12.8 London Plan Policy SI3 requires developers to prioritise connection to existing or planned decentralised energy networks, where feasible, for the second stage of the energy hierarchy. Camden Local Plan policy CC1

requires all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network.

- 12.9 In this case an assessment of the existing London heat map has been made and demonstrated that there are no existing local networks present within connectable range of the scheme / demonstrated that there are no existing local networks present within connectable range of the scheme. The site heat demands would be met by ASHPs. Details of the ASHP system would be secured by condition

Be green stage (renewables)

- 12.10 Camden Local Plan policy CC1 requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (after savings at Be Lean and Be Clean), where feasible, for the third stage in the energy hierarchy.
- 12.11 In this case, the development exceeds the policy target of 20%, reducing emissions by 135 % at this stage through renewables, in compliance with the development plan. As above, this is in accordance with the GLA. The proposal includes the provision of ASHPs for both uses.
- 12.12 A carbon offset payment of £13,479 will also be secured via s106 agreement as well. Considering the overall saving is a good score and with the condition in place, and the offset payment the Council accepts this position.

Be seen (energy monitoring)

- 12.13 The London Plan policy SI 2 requires the monitoring of energy demand and carbon emissions to ensure that planning commitments are being delivered. As this is not a major development this is not required and therefore will not be taken up as part of the proposal.

Climate change adaption and sustainable design

- 12.14 Local Plan policy CC2 expects non-residential development, and encourages residential development arising from conversion, extension or change of use, to meet BREEAM Excellent, achieving 60% of all available Energy and Water credits and 40% of available Materials credits. These sub-targets are included as achieving this weighting of credits is considered to result in the greatest environmental benefits.
- 12.15 The supporting sustainability statement confirms that the scheme meets overall requirement of BREEAM excellent and that energy and water sections surpass 60% of credits available and materials surpass 40%. An energy and sustainability statement will be secured via s106 agreement to capture these results and the measures set in the energy statement.

- 12.16 The development plan (CLP policy CC3 and LP policy SI12 and SI13) also seeks to ensure development does not increase flood risk, reducing the risk of flooding where possible. Development should incorporate sustainable drainage systems (SUDS) and water efficiency measures.
- 12.17 In this case, the development incorporates SUDS, landscaping and green roofs, which would enhance the biodiversity of the site and reduce water runoff. Details of this system will be secured by conditions 17 and 18. Condition 9 will secure green roof details and condition 16 water efficiency measures, ensuring a maximum internal water use of 105 litres per day (plus an additional 5 litres for external water use) for each home. Flood risk is covered in the 'Flood risk and drainage' section of this report.

13. TRANSPORT

- 13.1 Policy T1 of the Local Plan promotes sustainable transport by prioritising walking, cycling and public transport in the borough. Policy T2 seeks to limit the availability of car parking and requires all new developments in the borough to be car-free.
- 13.2 Policy T3 sets out how the Council will seek improvements to transport infrastructure in the borough. Policy T4 addresses how the Council will promote the sustainable movement of goods and materials and seeks to minimise the movement of goods and materials by road
- 13.3 Camden's Transport Strategy (CTS) aims to transform transport and mobility in Camden, enabling and encouraging people to travel, and goods to be transported, healthily and sustainably. The CTS sets our objectives, policies, and measures for achieving this goal.
- 13.4 London Plan Policy T1 (Strategic approach to transport) states that Development Plans should support, and development proposals should facilitate, the delivery of the Mayor's strategic target of 90% per cent of all trips in inner London to be made by foot, cycle, or public transport by 2041.
- 13.5 London Plan Policy T1 also states that all development should make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking, and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.
- 13.6 The [Hampstead Neighbourhood Plan 2018-2033](#) aims to ensure that the area is safe and walkable, and that the community benefits from a provision of good amenities. The plan also identifies concerns over traffic congestion and NO2 pollution in the area.

Trip Generation

- 13.7 The residential element can accommodate 16 people. According to the employment density guide, the office use has a potential to accommodate a minimum of 88 employees. A private medical centre, besides providing the employment opportunities, will be visited by patients on a daily basis.
- 13.8 Servicing vehicular trip generation for the proposed office is provided within the transport assessment (TA), using the TRICS database. Considering a car free development, a person trip generation and mode share assessment should be provided.
- 13.9 It is reasonable to expect that the proposal will result in a substantial increase in person trips, the majority of which are likely to be taken by public transport and active travel.
- 13.10 It is anticipated that a high volume of the walking trips is likely to be made from Hampstead and Belsize Park London Underground stations, Hampstead Heath London Overground Station, bus stops on Rosslyn Hill, Hampstead and Belsize Park town centres and Hampstead Heath.
- 13.11 Considering the intensification of the site with respect of pedestrian and cycle trips, a developer contribution of £30,000 would be sought towards the delivery of that scheme. Securing financial planning obligations from major developments towards transport improvement schemes is necessary when it is considered that a development will have significant impacts on the local area which cannot be mitigated by planning conditions. New developments place pressure on the existing infrastructure and benefit directly from new and improved safe and healthy street schemes we are delivering across the borough. We have an extremely ambitious Camden Transport Strategy Delivery Plan for 2024/25, and the period 2025/26 to 2027/28, which will be implemented through various financial sources, including developer contributions, not just CIL.

Travel Plan

- 13.12 A local Travel Plan (TP), included within the TA, is provided in support of the planning application. This is welcomed as it demonstrates a commitment to encouraging and promoting trips by sustainable modes of transport. However, the document states that 'It is not necessary for a TP of this scale to provide specific targets and formal monitoring': this devalues the essence of a Travel Plan. A Travel Plan targeted towards staff and visitors should be provided, to demonstrate a commitment to encouraging and promoting trips by sustainable modes of transport. CPG Transport provides guidance on how a Travel Plan should be structured. Modal share projections for walking and cycling will need to be set in accordance with Camden's Transport Strategy and the Mayor's Transport Strategy.

- 13.13 A travel plan covering an associated monitoring and measures contribution of £5,674 will be secured by legal agreement upon permission being granted

Access and permeability

- 13.14 The existing stepped access from Rosslyn Hill will be retained to serve the offices, alongside two further access points from Downshire Hill. The entrance to the residential dwellings and the medical use will be via the existing accesses from Downshire Hill. Additional access will be provided from the internal courtyard to the rear of the building. This will provide both stepped and step-free access via a 1:20 gradient ramp for the residential units and offices.
- 13.15 Access to the cycle stores will be provided from the internal courtyard, with the cyclists able to use the 1:20 gradient ramp or steps with a wheeling channel.
- 13.16 Vehicular access is provided from Downshire Hill to the on-site car park which can accommodate 14 cars. Given the proposed development is car free, no vehicular access to the site will be provided, according to the TA. The existing vehicular access will be therefore removed, which will enhance the pedestrian environment and a highways contribution will be secured via an s106 agreement.
- 13.17 Servicing is proposed to take place on street from Downshire Hill and Rosslyn Hill in line with the existing arrangements as the vehicle access will be removed.

Cycle Parking

- 13.18 The Council requires high quality cycle parking to be provided in accordance with Local Plan Policy T1, CPG Transport, the London Cycling Design Standards (LCDS), and London Plan Policy T5.
- 13.19 12 long-stay residential cycle parking spaces and 18 long-stay office cycle parking spaces in the form of two-tier racks are proposed to be provided in their respective cycle stores located off the internal courtyard. Cycle parking will be accessed through the side gated entrance from Downshire Hill, using the 1:20 gradient cycle ramp integrated with the steps and wheel channels. One accessible cycle parking space (5% of spaces) in the form of a Sheffield stand is provided in the internal courtyard for the office use. Staff of the medical facilities will also have access to the cycle parking using a fob. Four short-stay cycle parking spaces (two Sheffield stands) are provided for visitors to the office and medical facilities within the courtyard to the rear of the building. These comply with Camden Local Plan standards and are therefore accepted. Further details will be secured via condition

Car Parking and vehicle access

- 13.20 The site is located in Controlled Parking Zone CA-H(b) Hampstead and Vale of Heath, which operates 09:00-20:00 Monday to Friday, 09:00-20:00 or Saturday, and no charge on Paid for Bays after 18.00.
- 13.21 The residential development is proposed as car-free in line with Policy T2. This would be secured by legal agreement if planning consent is granted. The office and medical centre should also be secured as car parking permit free by legal agreement.
- 13.22 Considering the car free proposal, the existing crossover on Devonshire Hill should be removed by the Council and the pavement reinstated, to enhance the pedestrian environment.
- 13.23 Regarding disabled parking, London Plan Policy T6.5 'Non-residential disabled persons parking,' section A states: '...all non-residential elements should provide access to at least one on or off-street disabled persons parking bay.' Furthermore, lower case text in the London Plan Clause 10.6.23 recommends: 'All proposals should include an appropriate amount of Blue Badge parking, providing at least one space even if no general parking is provided.'
- 13.24 Paragraph 5.19 of the Camden Planning Guidance on Transport states: 'For all major developments the Council will expect that disabled car parking is accommodated on-site.' Paragraph 5.20 further informs: '...in any case the maximum distance Blue Badge holders should be expected to travel is 50 metres from the entrance to the site'.
- 13.25 'National disability, accessibility and blue badge statistics: 2021 to 2022' published on 18 January 2023, report that on 31 March 2022, 4.3% of the population held a Blue Badge, an increase of 3.6% since March 2021. It is also important to acknowledge that Hampstead and Belsize Park London Underground stations do not offer step free access.
- 13.26 Therefore, it is considered appropriate to seek an off-site contribution of £4,000 for a disabled parking space to be provided on the public highway in a suitable location within 50m from the site.
- 13.27 Officers expect the large majority of visitors to travel to the site by sustainable modes of transport. However, there is potential for some visitors with electric vehicles to drive to the site with a view to parking in an 'Electric Vehicles Only' parking bay in the controlled parking zone. The uptake of electric vehicles is increasing significantly, and there are many EV resident permit holders in the vicinity of the site. This would put pressure on infrastructure which has been provided primarily for local stakeholders. Officers therefore suggest that an additional electric vehicle charging point (fast charger) be provided on the public highway in the general vicinity of the site. A financial

contribution of £20,000 will be secured by legal agreement in accordance with Local Plan Policy A1 if planning permission is granted.

Construction Management

- 13.28 Construction management plans are used to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). A Construction Management Plan using the Council's pro-forma was submitted. It is noted that the principal contractor has not yet been appointed.
- 13.29 The site is located on Rosslyn Hill (A502) which forms part of the SRN and is in close proximity of many schools. Traffic congestion is a significant problem in this part of the borough, particularly during peak periods but often throughout the day on Monday to Friday. Our primary concern is public safety, but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g., noise, vibration, air quality, temporary loss of parking, etc). 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.
- 13.30 The Council will expect construction vehicle movements to and from the site to be scheduled to avoid peak school periods to minimise the impacts of construction on the pupils' safety. It will be necessary restrict construction traffic to the hours of 9.30am to 3.00pm on weekdays.
- 13.31 A detailed CMP document will be secured by legal agreement in accordance with Local Plan Policy A1. A construction working group will also be secured via s106 agreement to ensure impacts are fully mitigated.
- 13.32 The contractor will need to register the works with the Considerate Constructors' Scheme. The contractor will also need to adhere to the CLOCS standard for Construction Logistics and Community Safety.
- 13.33 The development will require input from officers prior to construction commencing. This will relate to the development and assessment of the CMP as well as ongoing monitoring and enforcement CMP during demolition and construction.
- 13.34 Implementation support contributions of £10,116 and impact bonds of £16,000 for the demolition and construction phases of the development works will be secured by legal agreement in accordance with Local Plan Policy A1 if planning permission is granted.

- 13.35 A further requirement to form a construction working group consisting of representatives from the local community prior to commencement of demolition or construction will also be secured via s106 agreement.

Deliveries and servicing

- 13.36 The proposed development is projected to generate 10 daily servicing trips. Servicing and refuse collection are proposed to take place from the highway on Downshire Hill and Rosslyn Hill, in line with the existing situation for neighbouring properties. The Council is planning to introduce segregated cycle lanes on Rosslyn Hill. Whilst Rosslyn Hill may be presently be for some servicing, changes to these arrangements may be required depending on the design of the emerging cycle scheme. The applicant is requested to clarify what proportion of deliveries are proposed to take place from Downshire Hill compared to Rosslyn Hill.
- 13.37 The removal of the existing crossover on Downshire Hill will be included in the highway works discussed below if planning permission were granted.

Highway works

- 13.38 The applicant would be financially responsible for any works relating to changes or repairs to the highway. This includes the removal of the existing crossover on Downshire Hill. The Council therefore seeks to secure a highways contribution to make any changes or repairs to the public highway in the direct vicinity of the development. This will be secured by legal agreement if planning permission is granted.
- 13.39 The redevelopment of the site is also likely to lead to damage to the adjacent footways on Downshire Hill. It is suggested that a modest highways contribution of £20,000 be secured by legal agreement if planning permission is granted.

Pedestrian, cycling, environmental, micro mobility improvements

- 13.40 A parking bay for dockless rental e-bikes and rental e-scooters is located nearby. However, this merely provides capacity for existing usage by residents and people who work in or visit the area. Officers anticipate significant demand for more parking bays to be provided in the area. A cycle/e-scooter hire improvements contribution of £2,500 would therefore be secured via a Section 106 planning obligation if planning permission is granted. This would allow the Council to provide additional capacity for the parking of dockless rental e-bikes and rental e-scooters in the local area (e.g., by expanding existing bays and providing additional bays). Officers anticipate residents and visitors using these modes of transport as an alternative to public transport, especially when their primary mode of transport is rail with a secondary trip by micromobility vehicles.

Conclusion

- 13.41 The proposal is acceptable in terms of transport implications subject to the following conditions and planning obligations being secured by legal agreement.

14. NATURE AND CONSERVATION

- 14.1 Policy A3 aims to protect and enhance sites of nature conservation and biodiversity. This will be achieved through several criteria (a to i). The Council will assess developments against the ability to improve biodiversity and its impact upon and secure management plans where appropriate. This policy also includes the protection of trees and the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, ecological or cultural value but also promote incorporating trees within any proposal. There is also an expectation, where developments are near trees, the relevant documents should be provided. The application form correctly states that they do not fall within the legislation for Biodiversity Net Gain, though this is because there are no on site habitats as much as the fact that BNG doesn't apply to non-majors submitted before the date of committee.
- 14.2 In terms of Urban Greening Factor (UGF), the standard of 0.4 score for residential and 0.3 score for commercial is applied to major developments. The site is actually not considered a major development as the proposal does not include additional non-residential floorspace of 1000sqm or exceed 10 residential units. However a UGF assessment has been submitted as part of the proposals and confirms that the development will achieve just below 0.18. This is accepted given that the development does not meet the minimum threshold this is accepted.
- 14.3 An arboricultural impact Assessment has been submitted as part of the supporting documents. The document confirms that no trees will be impacted as part of the proposed development. In consultation with the Council's tree officer a condition will be placed on the application to ensure the scheme complies with British standards.
- 14.4 A bat survey has since been submitted and assessed by our Nature and Conservation team. Overall the survey confirms that no bats were identified, no bird nests were identified and there was limited bat activity in the local landscape. As per the recommendation of the document, a lighting strategy and details of bird and bat boxes will be secured via conditions (15 and 23) to ensure the proposed development will not disrupt foraging or commuting bats

15. CONTAMINATED LAND

- 15.1 From Council records, no potentially historic land uses have been identified on the subject site. A former motor repairs garage is located in the vicinity of the subject site.
- 15.2 Given the proposed ground floor use of the site as continued commercial use, with no in-situ soft landscaping (understood to be all raised planters), there is not considered to be an unacceptable risk to future site users. A watching brief during the development works should be conducted in the event that any unexpected contamination is encountered. As such, the condition 12 below is recommended in the event that potentially unacceptable contamination is encountered during the development works. The table below shows the background pollutant concentrations and the objection

16. AIR QUALITY

- 16.1 The site is located within the borough-wide AQMA declared by LBC due to known or anticipated breaches of the annual mean NO₂ and 24-hour PM₁₀ AQOs in 2002. Policy CC4 of the Camden Local Plan means the scheme required a basic Air Quality Assessment (AQA) including. All developments are expected to meet the Mayor's Air Quality Neutral requirements. The applicant has submitted an AQA which reviews the existing air quality conditions in the vicinity of the proposed development site, and the likely air quality impacts resulting from the proposed development.
- 16.2 The Air Quality Assessment confirms that the air quality has been assessed in line with the Environmental Protection UK & the Institute of Air Quality Management, 2017. Land-Use Planning & Development Control: Planning for Air Quality and *Environmental Protection UK & the Institute of Air Quality Management, 2017. Land-Use Planning & Development Control: Planning for Air Quality* Which are the documents that ensures air quality and dust from construction and demolition are properly considered in land use planning.
- 16.3 Table 8 below shows the background pollutant concentrations and the objective.

Pollutant	2019 (µg/m ³)	2021 (µg/m ³)	2022 (µg/m ³)	Objective
NO ₂	26.3	24.0	23.3	40.0
PM ₁₀	17.9	17.2	17.0	40.0
PM _{2.5}	11.7	11.2	11.1	25.0

16.4 Based on the monitored and estimated background data presented above, it is considered that the development site is located in an area where the annual mean NO₂, PM₁₀ and PM_{2.5} AQOs are unlikely to be exceeded and the proposed uses of Class E and residential are unlikely result in these figures increasing or being breached. This is therefore accepted by the Council.

Construction Phase

16.5 During the construction phase dust emission magnitudes are measured for four construction related activities; demolition, earthworks, construction and trackout. The development will involve the redevelopment of the existing building and as such will not involve significant external demolition works. This has not been included in the assessment but is accepted by the Council. Table of the dust risk summary is below:

Potential Impact	Dust Risk Summary			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	N/A	Low risk	Low risk	Low risk
Health Effects	N/A	Negligible risk	Negligible risk	Negligible risk
Ecological	N/A	Negligible Risk - none expected		

Table 9 – Dust Risk summary table

16.6 This confirms that the overall dust risk is at maximum low in relation to all four activities. Because of this, mitigation measures are not proposed within this document but full details of mitigation measures to control construction-related air quality impacts would be secured within the Construction Management Plan as per the standard Construction Management Plan (CMP) Pro-Forma. This is accepted within the document and accepted by the Council. The applicant will also be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.

Air quality neutral assessment

16.7 The Proposed Development is car-free. The commercial aspect of the development will make use of either Mechanical Ventilation with Heat Recovery (MVHR) or natural vents with a variable refrigerant flow (VRF) system. For the residential apartments, heat pumps will be used for cooling, heating and hot water, along with MVHR for domestic ventilation/extract. As any generator will only be used during emergencies to operate any sprinkler system, these are not required to be considered within the assessment according to the MOL AQN guidance. As such, the development can be classified as air quality neutral

16.8 An informative is recommended for air quality monitoring during development works and to ensure that Non Road-Mobile Machinery (NRMM) used on the site complies with the relevant air quality criteria.

17. WATER AND FLOODING

17.1 The site is in Flood Zone 1 which is low risk from flooding. CLP policy CC3 expects development to not increase flood risk and reduce it where possible.

17.2 The supporting flood risk assessment measures all of the sources of flooding for the development. These include Historical, River (fluvial), Surface water (pluvial), Groundwater, Sewer, Culvert and Reservoir. Apart from Surface water (pluvial) every source was measured to have a very low or negligible risk and therefore mitigation measures are not required in this for these. Surface Water (pluvial) carries a 'medium' risk in a small part of the southwest of the site due to the connecting lower ground floors that are present. Various mitigation measures are proposed in order to offset this concern and further details will be secured via condition. These mitigation measures ensure the risk goes down to 'very low' and is therefore accepted. Full details of the results are located in table.. below:

Source of Flood Risk	Baseline ¹	After analysis ²	After Mitigation ³
River (fluvial) flooding	Very Low	Very Low	N/A
Sea (coastal/tidal) flooding	Very Low	Very Low	N/A
Surface water (pluvial) flooding	Very Low to Medium	Very Low to Medium	Very Low
Groundwater flooding	Negligible	Negligible	N/A
Other flood risk factors present	No	No	No
Is any other further work recommended?	Yes	Yes	Yes (see below)

Table 10 – Secure flood risk

17.3 A Drainage strategy and surface water management plan also supports the application and as per policy CC3 Water and Flooding, the development will need to reduce discharge to be ideally at greenfield rates without increasing the volume of run-off. In terms of reducing the discharge rates the existing and proposed scenarios are provided in tables 10 and 11 below:

Existing - Storm event				
Discharge Location	1 in 2 yr (l/s)	1 in 30 yr (l/s)	1 in 100 yr (l/s)	1 in 100 yr +40%CC (l/s)
Downshire Hill	14.9	34.8	40.6	55.3
Rosslyn Hill	2.7	6.8	8.9	12.5

Proposed - Storm event				
Discharge Location	1 in 2 yr (l/s)	1 in 30 yr (l/s)	1 in 100 yr (l/s)	1 in 100 yr +40%CC (l/s)
Downshire Hill	0.9	1.0	1.2	1.5
Rosslyn Hill	2.7	6.8	8.9	12.5

Table 11 – existing and proposed storm event

- 17.4 The tables confirms that the proposed run off rate on Downshire Hill is reduced by approximately 97% which is welcomed by the Council. The lack of increase at Rosslyn Hill is noted however due to the large decrease on Downshire Hill the figure is accepted.
- 17.5 The next element to assess is the volume and whether this has increased as part of the development. The FRA confirms this has been reduced significantly as a consequence of the proposed development and table 12 below confirms the existing, proposed and greenfield volumes:

1 in 100 year 6-hour storm	
Scenario	Volume (m ³)
Greenfield	48.1
Existing	66.5
Proposed	50.8

Table 12 – storm results

- 17.6 Whilst the proposed volume would not be the same as Greenfield this has reduced the volume significantly from existing and therefore is accepted.
- 17.7 This elements would be achieved through a Sustainable Drainage System (SuDS) that consists of surface water attenuation tank through cellular storage, permeable paving, a network of Green Roofs, restricting discharge to the public sewer, under the proposed paved area at the upper ground floor level on the north side of the site. These attenuate and slow the discharge of the runoff into the sewer system.
- 17.8 The final technical details of the green roofs and attenuation tank and their maintenance would be secured by condition 11 and 12, and compliance with the proposed SuDS would be secured by condition 14. This SuDS condition also requires confirmation from Thames Water that there is sufficient capacity within their network to receive flows from the proposed development.

- 17.9 As well as minimising the impacts of the development on flooding, CLP policy CC3 also requires the development to incorporate flood resilience measures and water efficiency measures. The applicant provided information to demonstrate the risk of flooding to the development from surface water ponding (likely to be focused in the area to the front of the development on Finchley Road) should be minimal and has been mitigated, while exceedance routes mean water would flow away from the development.
- 17.10 In accordance with the development plan, the proposal will not increase flood risk elsewhere and will provide improvement to adjacent areas by managing surface water from all rainfall events up to the 100-year plus climate change event. The development proposals will also incorporate resilience measures in accordance with CLP policy CC3

18. EMPLOYMENT AND TRAINING OPPORTUNITIES

- 18.1 The proposed development would generate increased employment opportunities during construction and operational phases. To ensure local people benefit from these opportunities in line with CLP policy E1, the following obligations have been negotiated and will be secured by Section 106 agreement.

During construction

- 18.2 Apprenticeships - as the build cost for this scheme will exceed £3 million the applicant will recruit **1 construction apprentice paid at least London Living Wage per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per section 63 of the Employment sites and business premises CPG** (i.e. build costs of £10 million would have 3 construction apprentices and a combined support fee of £5100). Recruitment of construction apprentices should be conducted through the Council's [Euston Skills Centre](#) (formally Kings Cross Skills Centre).
- 18.3 Construction Work Experience Placements - The applicant will provide a set number of work experience placements (this is one placement per 500sq m of employment floor space) of more than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's Euston Skills Centre, as per section 69 of the Employment sites and business premises CPG. With an uplift of 1059sqm Floor space, this would be **2 work experience placements** and be secured via s106 agreement
- 18.4 Local Recruitment - the applicant will work with the Euston Skills Centre to recruit to vacancies, targeting 20% local recruitment, advertising with Camden for no less than a week before the roles are advertised more widely.
- 18.5 Local Procurement - the applicant will also sign up to the Camden Local Procurement Code, as per section 61 of the Employment sites and business premises CPG. This sets a target of 10% of the total value of the construction

contract, which aligns with the applicant's Employment and Training Strategy and its focus on the local area.

Post construction

- 18.6 There are a number of end-use employment opportunities associated with the scheme given the employment uses proposed, including the student accommodation. Based on the scale of the scheme and the number of total job opportunities, **3 apprenticeships** are sought on a 5-year rolling basis.
- 18.7 The developer is also encouraged to work with Camden Learning/STEAM on school engagement and with their commercial occupiers to offer work experience placements.
- 18.8 A post-construction employment and training plan, secured by s106, would cover ongoing engagement including partnership with Camden Learning, STEAM.
- 18.9 Section 73 provides for a Section 106 contribution to be used by the Inclusive Economy service to support employment and training activities and local procurement initiatives. This approach is supported through policy E2 of the Local Plan and applies to major commercial developments which will result in a net increase of 1,000sqm (GIA) or more of employment space. There is an uplift of floor space of 10459sqm. The contribution would total **£23,970** and be secured via s106 agreement.
- 18.10 The uplift in office (class E) floor space is 1059sqm. The AWS offered in the basement is 91.2sqm which works out at 9%. The developer will offer to jewellery sector and, as per our CPG, an element of the floor space should be offered to an affordable workspace provider (to be approved by the Council) at a peppercorn rent (i.e. a very small or token rent) to manage. A marketing plan covering promotional channels, space types, sizes, rent levels, lease arrangements, marketing and section criteria and support moving on, based on the proposed types of uses in the Affordable Commercial Space Plan would be secured by section 106 legal agreement. This would cater for the needs of start-ups
- 18.11 The above measures would be included in an enhanced package of Employment and Training measures secured by s106 agreement in accordance with CLP policy E1 and the CPG.

19. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 19.1 No new floorspace is proposed at this stage so it will not be CIL liable. The CIL applies to all proposals which add 100m² of new floorspace or an extra dwelling. This includes bringing vacant buildings back into use. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule.

20. CONCLUSION

20.1 In conclusion the development provides five residential units and over 1000sqm of commercial floorspace. The scheme includes high quality design interventions in the form of various extensions and internal alterations. Whilst these do amount to a small amount of less than substantial harm this balanced out by the public benefits of housing delivery, new commercial floorspace, affordable housing payment, affordable workspace, various employment and training contributions and transport obligations workspace. The scheme also will meets policy in relation to energy and sustainability achieving BREEAM excellent and meeting residential requirements below Part L of building regulations. Due to the scale of the development it also does not harmfully impact residents in terms amenity.

20.2 As such, the proposed development is considered acceptable subject to the recommended conditions and would be in accordance with the Camden Local Plan 2017 and London Plan 2021, as well as the NPPF (2023).

Public benefits

20.3 Harm has been identified to the heritage asset but that harm is less than substantial. Considerable weight and importance must be given to that harm. There are a number of public benefits that would arise from this proposal:

- Delivering of five residential units
- Provision of commercial floorspace
- 91.2sqm of affordable workspace
- Affordable housing payment of £548,000.00
- Employment and training opportunities and contributions
- Pedestrian improvement contribution
- Electric charging contribution
- Refurbishment of the listed building
- Retaining a public facing use for the building
- BREEAM Excellent scoring listed building
- Requirement to form a construction working group consisting of representatives from the local community

20.4 In the light of the above range of benefits, in particular the contribution made by 5 residential units in the context of the Borough's serious shortfall in meeting its housing needs, and the provision of 91sqm of affordable workspace and related support package, officers consider that the public benefits outweigh the less than substantial harm to the heritage asset in this case.

21. RECOMMENDATION

21.1 Grant conditional Planning Permission subject to a Section 106 Legal Agreement with the following heads of terms:

- Affordable Housing payment £548,000.00
- Affordable commercial space plan
- Affordable Wo
- Energy and sustainability plan
- Car-free development.
- Carbon offset contribution of £13,479
- Off-site contribution of £4,000 for a disabled parking space.
- Electric vehicle charging infrastructure (fast charger) contribution of £20,000.
- Construction management plan (CMP), and CMP implementation support contribution of £10,116, and CMP Impact Bond of £16,000.
- Requirement to form a construction working group consisting of representatives from the local community.
- Highway works contribution of £20,000 in relation to removal of the vehicular access
- Pedestrian, Cycling and Environmental Improvements contribution £30,000
- Micromobility improvements contribution of £2,500.
- Travel Plan and associated monitoring and measures contribution of £5,674
- Employment and training contribution of £23,970
- Post-construction employment and training plan including 2 workplace placements

21.2 Grant Listed Building consent

22. LEGAL COMMENTS

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

23. CONDITIONS

1	<p>Three years from the date of this permission 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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:</p> <p>Existing Drawings: A01 (P1), A09 (P1), A10 (P1), A11 (P1), A12 (P1), A13 (P1), A45 (P1), A50 (P1), A51 (P1), A52 (P1), A70 (P1), A71 (P1), A72 (P10), A73 (P1), A74 (P1), A75 (P1), A76 (P1), A77 (P1), A78 (P1), A80 (P1)</p> <p>Structural Drawings: 309480-HAH-XX-XX-SK-S-002 (P05), 309480-HAH-XX-XX-SK-S-003 (P05), 309480-HAH-XX-XX-SK-S-004 (P05), 309480-HAH-XX-XX-SK-S-005 (P05), 309480-HAH-XX-XX-SK-S-006 (P05)</p> <p>Demolition Drawings: A29 (P1), A30 (P1), A31 (P1), A32 (P1), A33 (P1), A409 (P1), A410 (P1), A411 (P1), A412 (P1), A809 (P1), A810 (P1), A811 (P1), A812 (P1), A813 (P1), A850 (P1), A851 (P1), A852 (P1), A870 (P1), A871 (P1), A872 (P1), A873 (P1), A874 (P1), A875 (P1), A876 (P1), A877 (P1), A878 (P1)</p> <p>Proposed Drawings: A880 (P1), A881 (P1), A882 (P1), A883 (P1), A884 (P1), A885 (P1), A886 (P1), A887 (P1), A1000 (P1), A99 (P1), A100 (P1), A101 (P1), A102 (P1), A103 (P1), A150 (P1), A151 (P1), A152 (P1), A170 (P2), A171 (P1), A172 (P1), A173 (P1), A174 (P1), A175 (P1), A176 (P1), A177 (P1), A180 (P1), A181 (P1), A182 (P1), A183 (P1), A184 (P1), A185 (P1), A186 (P1), A187 (P1), A8000 (P2), A300 (P1), A310 (P1), A311 (P1), A312 (P1), A313 (P1), A450 (P1), A900 (P1), A371 (P1), A732 (P1), A500 (P1), A501 (P1), A502 (P1), A503 (P1), A504 (P1), A506 (P1), A507 (P1), A600 (P1), A601 (P1), A602 (P1)</p> <p>Documents: Design and Access Statement including Accessibility Statement, Crime Impact Assessment and Verified Views (March 2024), Window Condition Report, Window Condition Report Summary, OPERATIONAL WASTE MANAGEMENT STRATEGY (February 2024 V1), Planning Statement (2024), Heritage Statement (2024), Structural Engineering Statement for Planning (March 2024) (P03), COMBINED PHASE 1 AND PHASE 2 GEO-ENVIRONMENTAL INVESTIGATION AND RISK ASSESSMENT (March 2024) (R1), Acoustic Impact assessment (9/06/2023) (P2), Air Quality Assessment (February 2024) (V5), Camden Air Quality Planning Checklist, Camden Air Quality Proforma, Sustainability Report including BREEAM Pre-Assessment (Rev 4), Energy Statement (P4), GLA Carbon Emission Reporting Spreadsheet, Drainage Strategy and Surface Water Management Plan (P04), Preliminary Ecological Appraisal and Preliminary Roost Assessment (13/03/2024) (P2), Bat Emergence and Re-Entry Surveys (25/06/2024), Camden Construction/Demolition Management Plan proforma (V1), Urban Greening Factor (V5), Daylight and Sunlight Effects Report (Neighbouring Properties) (V1.2), Camden DRAFT EMPLOYMENT AND SKILLS TRAINING STRATEGY, Fire Statement (January 2024) (V2), Transport Statement</p>

	<p>(February 2024, V0.6), Statement of Community Involvement (February 2023), Arboricultural Impact Assessment (March 2024), Arboricultural Method Statement (12/03/2024), Tree Protection Plan (March 2024), Flood Risk Assessment (15/06/2024), Hampstead Police Station Redevelopment ~ Commercial and Medical Use Viability (29/02/2024), Biodiversity Net Gain Assessment (V3)</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Materials to match</p> <p>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.</p> <p>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 if in CA of the London Borough of Camden Local Plan 2017.</p>
4	<p>Materials (details required)</p> <p>Prior to commencement of works on the consented development, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:</p> <p>a) Details including sections at 1:10 of all windows (including jambs, frames, glazing, head, cill and type of Histoglass product), external doors and gates;</p> <p>b) Typical plan, elevation and section drawings of balustrading;</p> <p>c) Typical plan, elevation and section drawings with material specification of the roof top plant enclosure</p> <p>c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1m x 1m of those materials (to be provided on site).</p> <p>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.</p> <p>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 and policy DH1 and DH2 of the Hampstead Neighbourhood Plan</p>
5	<p>Lights, meter box, flues, vents or pipes</p> <p>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.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017</p>

6	<p>Hard and soft landscaping</p> <p>Prior to occupation full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>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 and D1 of the London Borough of Camden Local Plan 2017 and NE1 and NE4 of the Hampstead Neighbourhood Plan (2018)</p>
7	<p>Hard and soft landscaping</p> <p>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 occupation of the development or any phase of the development whichever is the sooner. 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.</p> <p>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 and D1 of the London Borough of Camden Local Plan 2017 and policies NE1 and NE4 of the Hampstead Neighbourhood Plan (2018)</p>
8	<p>Long stay cycle parking</p> <p>Before the development commences, details of the long stay cycle parking for residential, office and medical facility uses as well as details of all short stay cycle parking shall be submitted to and approved by the local planning authority. the details shall also include access.</p> <p>The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.</p> <p>Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.</p>
9	<p>Green roof</p> <p>Prior to the commencement of the above ground works full details in respect of the biodiverse roofs in the areas indicated on the approved plans shall be submitted to and approved by the local planning authority. The details shall be consistent with the Green Roof Organisations Green Roof Code and include:</p> <ul style="list-style-type: none"> i. a detailed scheme of maintenance ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used

	<p>iii. full details of planting species and density</p> <p>The biodiverse 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.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policy A3 of the London Borough of Camden Local Plan 2017 and policies NE1 and NE4 of the Hampstead Neighbourhood Plan (2018)</p>
10	<p>Noise</p> <p>The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35dB LAeq 16hrs daytime and of more than 30dB LAeq 8hrs in bedrooms at night.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017</p>
11	<p>Vibration</p> <p>No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s(1.75) 16 hour day-time nor 0.26 m/s(1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ are not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.</p>
12	<p>Contaminated Land</p> <p>If during construction/demolition works, evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not recommence until an appropriate remediation scheme has been submitted to, and approved in writing by, the local planning authority and the remediation has been completed. Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to, and improved in writing by, the local planning authority</p> <p>Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other</p>

	<p>offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017</p>
13	<p>PV Panels</p> <p>Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority prior to occupation and permanently retained and maintained thereafter.</p> <p>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 and policy DH1 of the 2018 Hampstead Neighbourhood Plan</p>
14	<p>Bird and bat boxes</p> <p>Prior to first occupation 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 the London Plan 2021, policies A3, D1 and CC2 of the London Borough of Camden Local Plan 2017 and policies NE3 and NE4 of the 2018 Hampstead Neighbourhood Plan</p>
15	<p>Water efficiency</p> <p>The development hereby approved shall achieve a maximum internal water use of 105 litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017</p>
16	<p>SuDS</p> <p>Prior to commencement of development, full details of the Sustainable Drainage System including at least 43 m³ buried geocellular attenuation shall be submitted to and approved in writing by the local planning authority. Such a system should be designed to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change such that flooding does not occur in any part of a building or in any utility plant susceptible to water, or on any part of the entire development site for up to and including a 1:30 year storm. The details shall demonstrate a site run-off rate conforming to the run-off rate of 2.0 l/s approved by the Local Planning Authority. An up-to-date drainage statement, SuDS pro-forma, a lifetime maintenance plan and supporting evidence should be provided. Systems</p>

	<p>shall thereafter be retained and maintained in accordance with the approved details.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021</p>
17	<p>SuDS</p> <p>Prior to occupation, evidence that the Sustainable Drainage System has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Planning Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021</p>
18	<p>Air Source Heat Pumps</p> <p>Before the use commences, details of the Air Source Heat Pumps shall be provided with acoustic isolation and sound attenuation measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.</p> <p>Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.</p>
19	<p>Privacy Screens</p> <p>Notwithstanding the details as shown on the approved drawings, prior to commencement of use, details of suitable privacy screens shall be submitted to the Council. The screens shall be installed prior to commencement of use of the terrace and shall be permanently retained thereafter.</p> <p>Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.</p>
20	<p>Planters</p> <p>Prior to commencement of use details of planters shall be submitted to the Council. The screens shall be installed prior to commencement of use of the terrace and shall be permanently retained thereafter.</p> <p>Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.</p>

21	<p>Accessible Dwellings Unit labelled as 'Apartment A' as indicated on plan number 2268 A102 (P1) hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.</p> <p>Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.</p>
22	<p>Lighting Strategy Prior to the commencement of development (with the exception of demolition) details of the proposed lighting scheme, to include a lux levels plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved lighting scheme and mitigation measures should be implemented in accordance with the approved details prior to occupation and retained and maintained as such thereafter.</p> <p>Reason: In the interest of ecology, visual amenity and promoting a safe and secure environment in accordance with policies A1, A2, A3 and C5 of the Camden Local Plan 2017.</p>
23	<p>Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.</p> <p>Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.</p>

24. CONDITIONS – LISTED BUILDING CONSENT

1 Three years from the date of this permission

This development must be begun not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

2 Approved drawings

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

Drawing Nos: Existing Drawings: A01 (P1), A09 (P1), A10 (P1), A11 (P1), A12 (P1), A13 (P1), A45 (P1), A50 (P1), A51 (P1), A52 (P1), A70 (P1), A71 (P1), A72 (P1), A73 (P1), A74 (P1), A75 (P1), A76 (P1), A77 (P1), A78 (P1), A80 (P1)

Structural Drawings: 309480-HAH-XX-XX-SK-S-002 (P05), 309480-HAH-XX-XX-SK-S-003 (P05), 309480-HAH-XX-XX-SK-S-004 (P05), 309480-HAH-XX-XX-SK-S-005 (P05), 309480-HAH-XX-XX-SK-S-006 (P05)

Demolition Drawings: A29 (P1), A30 (P1), A31 (P1), A32 (P1), A33 (P1), A409 (P1), A410 (P1), A411 (P1), A412 (P1), A809 (P1), A810 (P1), A811 (P1), A812 (P1), A813 (P1), A850 (P1), A851 (P1), A852 (P1), A870 (P1), A871 (P1), A872 (P1), A873 (P1), A874 (P1), A875 (P1), A876 (P1), A877 (P1), A878 (P1)

Proposed Drawings: A880 (P1), A881 (P1), A882 (P1), A883 (P1), A884 (P1), A885 (P1), A886 (P1), A887 (P1), A1000 (P1), A99 (P1), A100 (P1), A101 (P1), A102 (P1), A103 (P1), A150 (P1), A151 (P1), A152 (P1), A170 (P2), A171 (P1), A172 (P1), A173 (P1), A174 (P1), A175 (P1), A176 (P1), A177 (P1), A180 (P1), A181 (P1), A182 (P1), A183 (P1), A184 (P1), A185 (P1), A186 (P1), A187 (P1), A8000 (P2), A300 (P1), A310 (P1), A311 (P1), A312 (P1), A313 (P1), A450 (P1), A900 (P1), A371 (P1), A732 (P1), A500 (P1), A501 (P1), A502 (P1), A503 (P1), A504 (P1), A506 (P1), A507 (P1), A600 (P1), A601 (P1), A602 (P1)

Documents: Design and Access Statement including Accessibility Statement, Crime Impact Assessment and Verified Views (March 2024), Window Condition Report, Window Condition Report Summary, OPERATIONAL WASTE MANAGEMENT STRATEGY (February 2024 V1), Planning Statement (2024), Heritage Statement (2024), Structural Engineering Statement for Planning (March 2024) (P03), COMBINED PHASE 1 AND PHASE 2 GEO-ENVIRONMENTAL INVESTIGATION AND RISK ASSESSMENT (March 2024) (R1), Acoustic Impact assessment (9/06/2023) (P2), Air Quality Assessment (February 2024) (V5), Camden Air Quality Planning Checklist, Camden Air Quality Proforma, Sustainability Report including BREEAM Pre-Assessment (Rev 4), Energy Statement (P4), GLA Carbon Emission Reporting Spreadsheet, Drainage Strategy and Surface Water Management Plan (P04), Preliminary Ecological Appraisal and Preliminary Roost Assessment (13/03/2024) (P2), Bat Emergence and Re-Entry Surveys (25/06/2024), Camden Construction/Demolition Management Plan proforma (V1), Urban Greening Factor (V5), Daylight and Sunlight Effects Report (Neighbouring Properties) (V1.2), Camden DRAFT EMPLOYMENT AND SKILLS TRAINING STRATEGY, Fire Statement (January 2024) (V2), Transport Statement (February 2024, V0.6),

Statement of Community Involvement (February 2023), Arboricultural Impact Assessment (March 2024), Arboricultural Method Statement (12/03/2024), Tree Protection Plan (March 2024), Flood Risk Assessment (15/06/2024), Hampstead Police Station Redevelopment ~ Commercial and Medical Use Viability (29/02/2024), Biodiversity Net Gain Assessment (V3)

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

3 Method statement – steel beams

No demolition shall commence until a demolition method statement for the removal of the steel beams attached to the Roundhouse has been submitted to and approved in writing by the local planning authority.

The demolition method statement shall include all the following:

- Detail of the works and the methodology for detaching the steel beams from the Roundhouse,
- Measures to prevent and minimise the potential for damage to the Roundhouse,
- Details of supervision by a suitably qualified engineer, and
- A programme for the works.

All works carried out as part of the development must be undertaken in accordance with the terms of the agreed demolition method statement.

Reason: To protect the stability, fabric and significance of the Roundhouse, in accordance with policy D2 of the Camden Local Plan 2017.

4 Window Report

Before the start of the relevant part of the works, a Window Report and Method Statement shall be provided by a historic windows specialist and submitted to and approved in writing by the Local Planning Authority. The Report shall detail the age and condition of the windows and the Method Statement shall detail any repair works proposed to be undertaken to the windows. All historic window fabric shall be retained in situ unless otherwise agreed with the Local Planning Authority.

Any replacement fabric shall accurately replicate the historic windows elsewhere in the building in terms of material, profile and detailing. The works shall not be carried out otherwise than in accordance with the approved Method Statement.

REASON: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, December 2023, Paragraphs 195 to 214; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Local plan policy D2 LBC, D, LBI adapted

5 Cleaning of brickwork

No permission is granted for any cleaning of brickwork, other than a gentle surface clean using a nebulous water spray. A method statement shall be submitted to and approved in writing by the Local Planning Authority prior to any cleaning, other than a test patch in a discreet location. The test patch shall be approved in writing by the Local Planning Authority prior to any cleaning. The works shall not be carried out otherwise than in accordance with the approved details. No permission is granted for any sandblasting of brickwork.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, December 2023, Paragraphs 195 to 214; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Local plan policy D2.

6 Internal services

Before work begins, the position, type and method of installation of all new and relocated services and related fixtures (for the avoidance of doubt this includes communications and information technology servicing) including details of all electrical, drainage and plumbing and heating services for each floor plan and an appraisal how the proposal will impact on any historic fabric (including detail of any new notching of beams and perforations to walls, floors and ceilings), shall be specified and agreed in writing with the Local Planning Authority wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. The works shall be implemented only in accordance with such approval.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, December 2023, Paragraphs 195 to 214; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Local plan policy D2.

7 Courtroom Details

Prior to the relevant works commencing detailed drawings, or samples of materials as appropriate, in respect of the works to the courtroom, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, frames, glazing, head and cill) and internal doors
- b) Details of the retention and repurposing of existing joinery and proposed new joinery in relation to furniture and works to the floor
- c) Typical plan, elevation and section drawings with material specification of the roof top plant enclosure
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1m x 1m of those materials (to be provided on site).

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 ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, December 2023, Paragraphs 195 to 214; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Local plan policy D2.

8 Staircase Details

Prior to commencement of works on the consented development, detailed drawings, or samples of materials as appropriate, in respect of the staircase and lift enclosure, shall be submitted to and approved in writing by the local planning authority:

- a) Typical plan, elevation and section drawings of balustrading and final staircase design;
- c) Details of how the existing courtroom podium guarding will be reused;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and sample panels at a minimum of 1m x 1m of those materials (to be provided on site).

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 ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, December 2023, Paragraphs 195 to 214; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Local plan policy D2.

9 Cleaning of masonry

No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority. The works shall not be carried out otherwise than in accordance with the approved details.

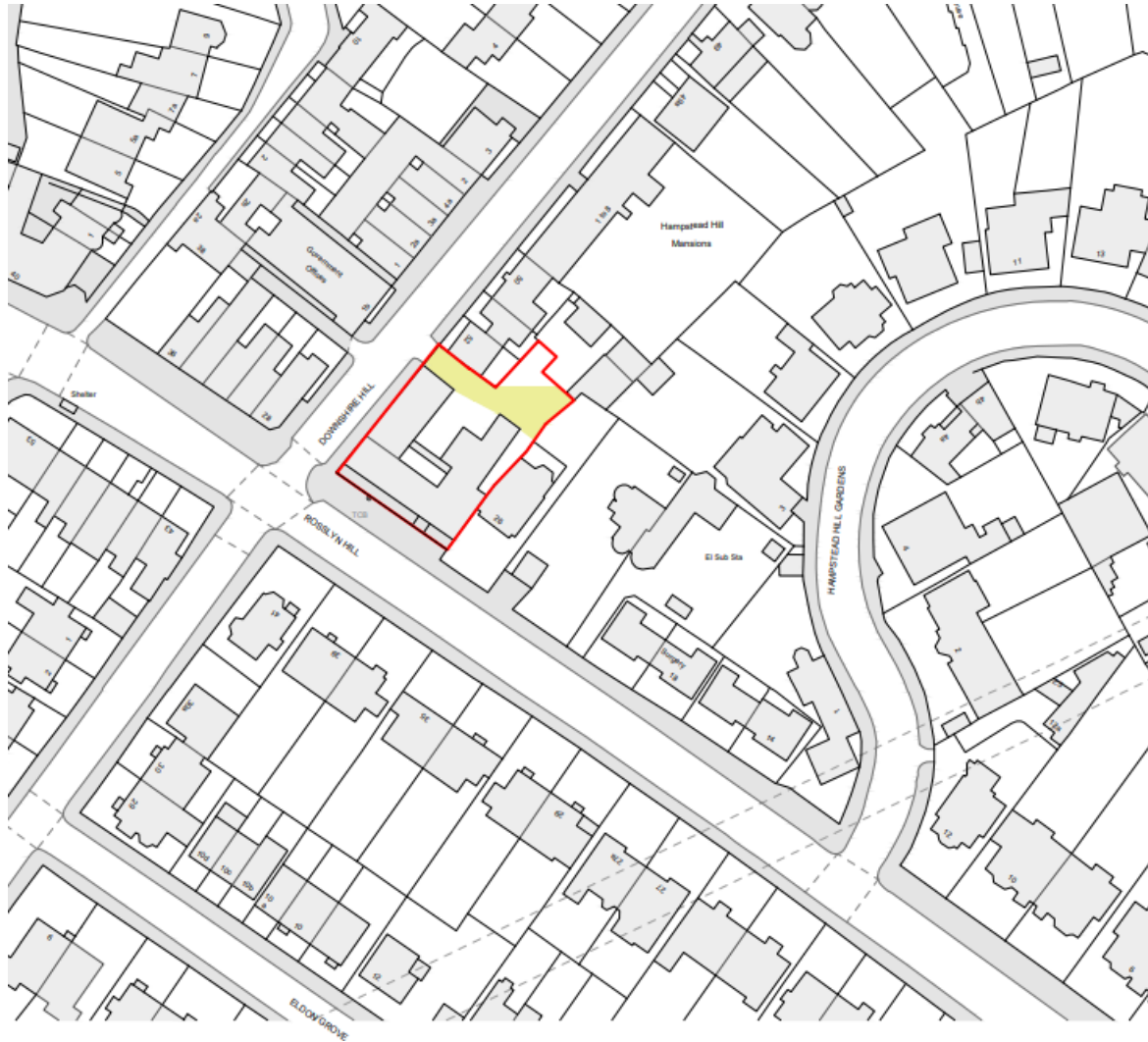
REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, December 2023, Paragraphs 195 to 214; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Local plan policy D2.



25. INFORMATIVES

1	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.
2	You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at

	<p>https://beta.camden.gov.uk/web/guest/construction-management-plans or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.</p>
3	<p>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).</p>
4	<p>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) 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)</p> <p>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.</p>
5	<p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>
6	<p>You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en.</p>

7	<p>The Health and Safety Executive (HSE) states that work-related stress and poor mental health should be treated with the same significance as risks of poor physical health and injury. The Council views this as particularly pertinent to the construction industry, a predominantly male environment where the risk of suicide is around 3.5 times higher than men in general. Approximately one-third of construction workers report increased levels of anxiety every day. The Council strongly encourages developers of major construction sites to sign up to one of two construction industry led initiatives, Building Mental Health (Building Mental Health - Home) or Mates in Mind (Home Page), train a proportionate number of staff in Mental Health First Aid, and offer drop-in sessions/or spaces at construction sites for workers.</p> <p>The Council will support the construction industry working in Camden with an offer of free Mental Health First Aid and other training, and information on local resources and signposting to sources of help.</p>
8	<p>The applicant is advised to consult with the Designing Out Crime Office of the Metropolitan Police to ensure adequate security and safety measures are provided as part of the development hereby approved. The following link gives advice on what can be achieved - https://www.securebydesign.com/images/COMMERCIAL_GUIDE_2023_web.pdf.</p>
9	<p>Mitigation measures to control construction-related air quality impacts should be secured within the Construction Management Plan as per the standard CMP Pro-Forma. The applicant will be required to complete the checklist and demonstrate that all mitigation measures relevant to the level of identified risk are being included.</p>



-  SITE BOUNDARY LINE
-  RIGHT OF WAY



South West

The formal gabled front facade of the former Police Station sits proud on Rosslyn Hill.



South East

The corner aspect U-shaped building is situated on the corner of Rosslyn Hill and Downshire Hill, providing beautiful views over the neighbourhood streets.



North West

Return elevation descending on Downshire Hill comprises the former Courthouse and Staff Accommodation (section house) entrances.

This view also shows how the different wings of the buildings sit within the neighbouring properties.



North East

This view shows how the rear elevation - particularly the police station wing, is heavily altered and has a utilitarian feel to it. There is no uniformity in the roof geometry.



01. View from Rosslyn Hill



02. View from Downshire Hill



03. View from Rosslyn Hill



04. View from rear courtyard



05. View from rear site



12. Courtyard



13. South Facade high level windows



14. Courtyard non-original gantry







EXISTING COURTROOM

