

# Development Management Forum

Former Hampstead Police Station, Rosslyn Hill

Wednesday 30 January 2019

David Fowler: Principal Planning Officer

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# Proposal

Change of use from  
Police Station (sui  
generis) to:

- Primary Free School (D1) – 1FE
- Class B1 business use



# History

2016/1590/P - Permission refused on 09/08/2016 for:

*“Change of use from police station (sui generis) to school (Use Class D1) including the partial demolition and extension to the rear of the Grade II Listed Building and associated works.”*

For 6 substantive reasons (+ 6 section 106 reasons):

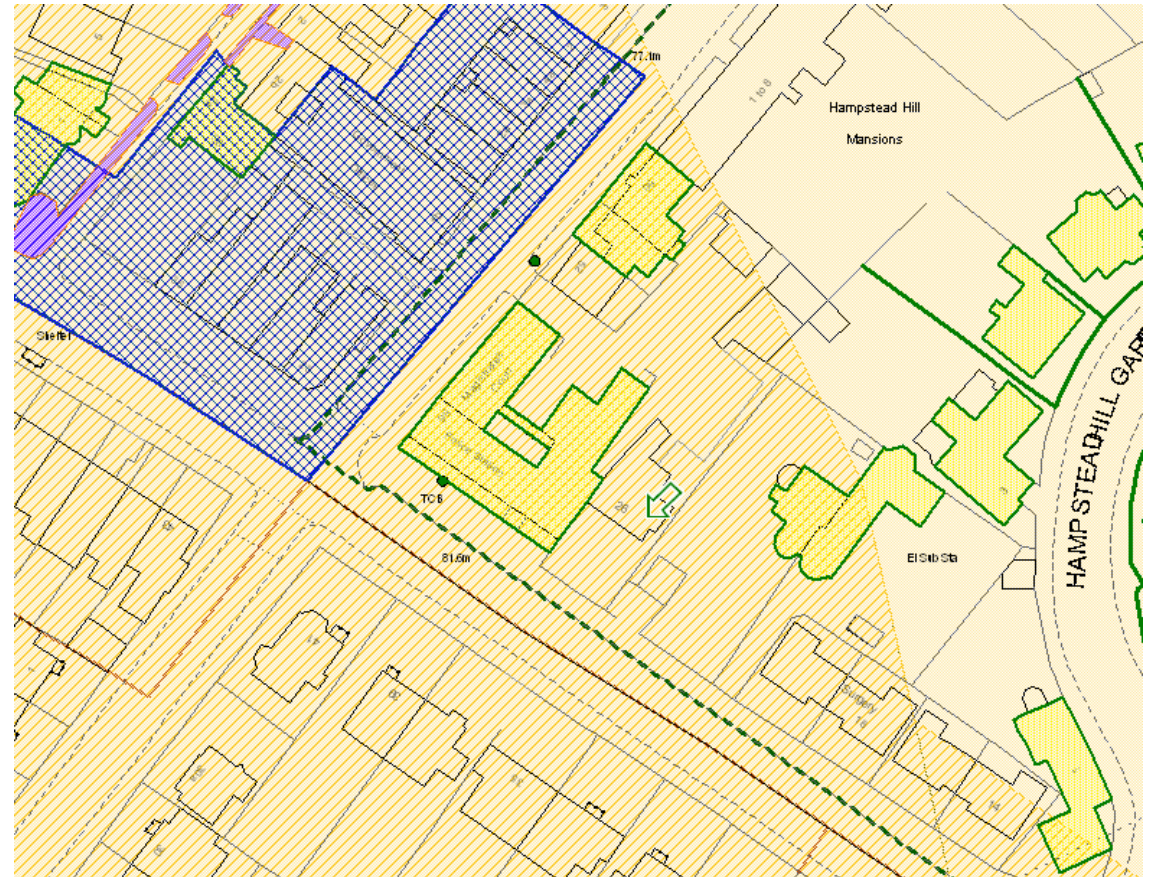
- Scale of rear extension, impact on building and conservation area
- Additional trip generation and traffic congestion
- Amenity – general (due to scale of proposals)
- Air quality – failure to demonstrate no impact
- Neighbouring trees
- Amenity - noise

# Aerial view

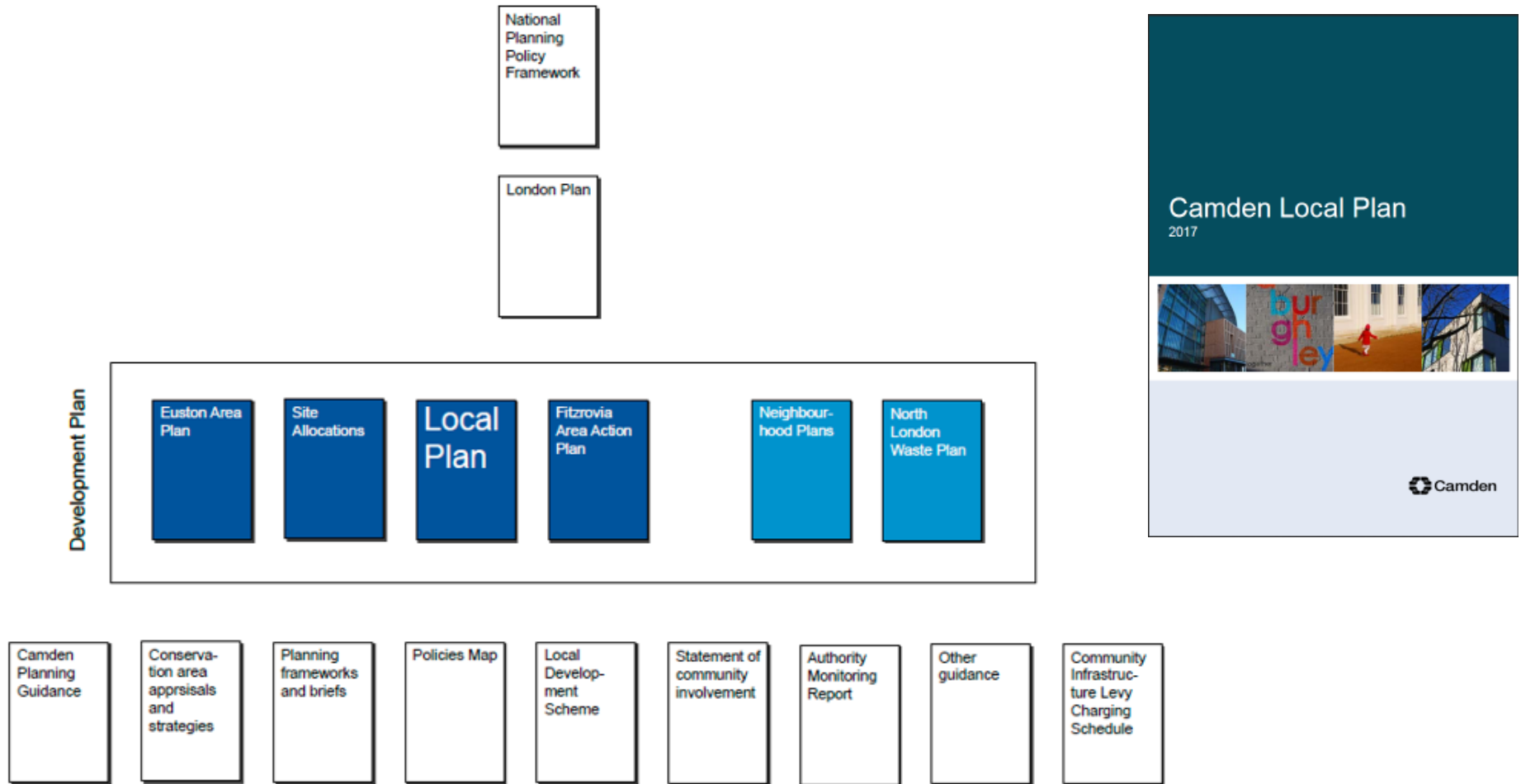


# Site designations

- Grade II Listed
- Hampstead Conservation Area



# Planning decision making framework



# Main planning considerations

- Land use: provision of school, location
- Design and conservation: height, bulk/massing, appearance, setting of listed buildings
- Amenity of neighbours
- Transport: construction management, pedestrian and cycling routes, parking, servicing and school travel plan and monitoring
- Trees and landscaping