

Application ref: 2024/3160/L  
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OMNI Architecture  
699 High Road Leyton  
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E10 6RA

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**Vale House**  
**Vale Of Health**  
**London**  
**NW3 1AX**

Proposal: Remedial works to external fabric to this Grade II Listed building and Internal reconfigurations. Garage conversion and conversion of garage door to timber sash window to match existing. Installation of a heritage style gate to allowfor bin store.

Drawing Nos: 9121-200 Rev A; 9121-210 Rev A; 9121-300 Rev B; 9121-310 Rev A;  
9121-315 Rev A

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

Conditions And Reasons:

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

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

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

9121-200 Rev A; 9121-210 Rev A; 9121-300 Rev B; 9121-310 Rev A; 9121-315 Rev A

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

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

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

Informative(s):

- 1 Reasons for granting permission/consent-

Vale House is located on the western side of Vale of Health, it is a Grade II listed building and within the Hampstead Conservation Area. The building was built around 1812 and was originally built as 3 cottages, the centre and right hand cottages now form Vale House. Associated alterations to the floorplans and roof elevations have occurred within this time period and as a result few of the original features remain.

Listed building consent is sought for the repairs to the front elevation, the installation of a bin store gate, internal arrangements for a powder room, garage conversion, installation of vaulted ceilings in bedroom and ensuite, new window on ground floor front elevation and restoration work to existing timber sash windows. Over the course of the application amendments have been sought, namely in the removal of the proposed rooflights and the removal of proposed floor level changes and staircase.

The works in part preserve and enhance the original features that do remain. Whilst there has been historic alterations to the property, the proposed internal changes are accepted to be a sympathetic design and are considered acceptable.

The removal of the garage door and replacement for the timber framed window is considered acceptable within the context of the listed building, and the bin store is not considered to negatively harm the listed status. The enhancement of the existing window is encouraged.

No objection is raised by the Council's conservation officer given the materials used and the manner of repair proposed.

The Hampstead CAAC and Hampstead Neighbourhood Forum were consulted and raised no objections.

Special attention has been paid to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16

of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer