

Application ref: 2024/3126/P
Contact: Blythe Smith
Tel: 020 7974 3892
Email: Blythe.Smith@camden.gov.uk
Date: 19 September 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

OMNI Architecture
699 High Road Leyton
Leyton
LONDON
E10 6RA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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. Conversion of garage door to timber sash window to match existing. Installation of a heritage style gate to allow for an appropriate bin store area. Reconfigurations of existing stairs and installation of heritage style roof lights on existing roof.

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 permission subject to the following condition(s):

Condition(s) and Reason(s):

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

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

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

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

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

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

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

Informative(s):

- 1 Reasons for granting permission. [Delegated]

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.

Planning permission is sought for the conservation of the garage door to a timber sash window and a heritage style gate for a bin storage area, the application has been revised and the previously proposed roof lights have been removed.

The proposed removal of the garage door involves the conversion of an existing car garage into a habitable room and the replacement of a garage door with a wall and timber sash window to match the existing materials.

The proposed replacement window would match the existing adjacent ground floor windows in size and style and materials and would have an acceptable visual impact on the host building. The proposal is considered to preserve the character and appearance of the Hampstead conservation Area. The loss of onsite parking is also welcomed in terms of policy T2.

The remaining proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy.

No objection is raised by the Council's conservation officer given the materials used and the manner of repair proposed. As such the replacement is not considered to be detrimental to the character of the building or that of the wider conservation area.

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.

The property would not increase in size and the development would not create any additional impact to neighbouring residents, there would be no impact to the amenity of nearby buildings or the residents of Moreton House.

As such, the proposal is in general accordance with policy A1, D1 and 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 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).
- 3 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.
- 4 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)

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.

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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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