

Application ref: 2024/5612/L  
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Coles Conservation Architects Ltd.  
Ferrar House  
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PE293DJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Hampstead Heath Toilets**  
**6 Vale of Health**  
**Hampstead Heath**  
**London**  
**NW3 1AP**

Proposal:

Wholesale re-roofing in matching plain tiles. Refurbishment of rainwater goods. Structural repair of decayed principal timbers. Replacement of rotten window on the north elevation. Internal and external redecoration. Clearing of below ground drainage.

Drawing Nos: Design, Heritage & Access Statement; Outline Condition Survey; Timber Investigation; Preliminary Diagnostic Non-Destructive Environmental Timber Decay Survey; Site Location Plan (Drawing No: SU013); North Elevation Scope of Works (Drawing No: SK006); East Elevation Scope of Works (Drawing No: SK007); South Elevation Scope of Works (Drawing No: SK008); West Elevation Scope of Works (Drawing No: SK009); Roof Scope of Works (Drawing No: SK010).

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:

Design, Heritage & Access Statement; Outline Condition Survey; Timber Investigation; Preliminary Diagnostic Non-Destructive Environmental Timber Decay Survey; Site Location Plan (Drawing No: SU013); North Elevation Scope of Works (Drawing No: SK006); East Elevation Scope of Works (Drawing No: SK007); South Elevation Scope of Works (Drawing No: SK008); West Elevation Scope of Works (Drawing No: SK009); Roof Scope of Works (Drawing No: SK010).

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 listed building consent:

Hampstead Heath Public Conveniences (c1889-94) was originally designed by the London County Council Architects' Department.

The site is located within the eastern part of Hampstead Heath, accessed from the East Heath Road.

The Arts & Crafts style building presents as a single-story symmetrical building with a prominent rectangular base. The building has a brick plinth reaching up to one-third of its height, above which is timber framing. It features a tiled roof with decorative finials, overhanging bracket eaves and gabled dormers, enhanced with barge boards and crested ridge tiles, all centred around a projecting gable.

Inside, the two sides mirror each other. The walls are lined with original white ceramic tiles topped by a moulded brown dado rail. Each cubicle has a plank door. Historic gas lights with frosted glass shades remain along the walls,

complemented by the 20th century sanitary equipment.

The construction of the lavatories on Hampstead Heath coincided with the destination's growing popularity as an area of natural landscape. The building is listed Grade II.

A programme of restoration is proposed.

This is to include:

" The repair of the roof structure, installation of a new vapour barrier, and re-roofing of the building. A reclaimed terracotta finial on the west end of the ridge is to be installed to match the extant finial on the east end.

" Assessment of windows and decayed timbers compromised by water damage, these are to be repaired or replaced accordingly.

" The dismantlement and refurbishment of the existing cast iron rainwater system and reinstatement with stainless steel fixings.

" Due to the wooded nature of the site, the installation of a new stainless-steel gutter and leaf guards to prevent regular blockage.

" Internal repair and redecoration.

The proposed works will improve the weathertightness and functionality of the toilet block in a manner that minimises the impact on the historic fabric. As such, there will be no harm caused to the special interest of the Grade II listed building.

Public consultation was undertaken by way of a site notice and a press notice, but no responses were received. Hampstead CAAC were consulted but chose not to respond. The site's planning history has been taken into account when making this decision.

Special regard has been attached 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 (ERR) 2013.

As such, the proposal is in general accordance with policies 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 2024.

- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope  
Chief Planning Officer