

P A U L V I C K

ARCHITECTS

**PLANNING, DESIGN AND ACCESS STATEMENT
WITH HERITAGE ASSESSMENT**

to accompany the planning and listed building consent applications for works to

Front Boundary Fence Wall
at Keats House, No10 Keats Grove, London NW3 2RR
Ref: 757, **FN_021d** 23.06.23



CONTENTS

- 1. Introduction, Description and Proposal**
 - 2. Background**
 - 3. Listed Building status and Heritage Assessment**
 - 4. In planning terms**
 - 5. Layout and use**
 - 6. Appearance, size and scale**
 - 7. Landscaping**
 - 8. Access**
 - 9. Summary and Conclusion**
- Appendix A_ Context and Relevant Planning Policies**
Appendix B_ Recent Planning History
Appendix C_ Flood Risk Map
Appendix D_ Selected Bibliography

1.0 Description and Proposal

- 1.1 This statement is to accompany the planning, listed building consent and signage application for a new boundary fence wall facing Keats Grove and associated works for the property at **Keats House and Garden, 10 Keats Grove NW3 2RR**. See also document list attached.
- 1.2 The existing, unoriginal, timber fence will be removed as recommended by the Conservation Management Plan to allow the new boundary fence wall. At the same time the hedge will be replaced and there will be further paving of existing paths to match existing and a few external electrical sockets to minimise the impact of temporary cables that run across the lawns during events.
- 1.3 The proposal is to complement the new entrance and welcome scheme which successfully received approval (ref: 2019/1335/P – planning, 2019/1337/A – advertising, 2019/1518/L – listed).
 - 1.3.1 The consented scheme includes new gates in the boundary fence wall:
 - i. new pedestrian gate at the centre of the boundary fence wall, which is unaffected by the proposal under this application;
 - ii. new wider set of sliding gates for the main access in NE corner for pedestrians and access/service vehicles, which is unaffected by the proposal under this application;
 - iii. new gates for waste facing Keats Grove, which are replaced with boundary fence wall to match the language of the proposal herein facing Keats Grove and an additional internal gate added to the internal ones proposed under the recently accepted scheme.
 - 1.3.2 The consented scheme also includes:
 - i. repaving and path lighting
 - ii. fit out and external lighting to the wcs which has been undertaken.
- 1.4 In the proposal herein, the existing rotten, boundary, timber fence will be replaced with reclaimed London brick. The top half of the boundary wall from pedestrian gate to the main entrance will have metal fencing above, and the length of wall to west of the pedestrian gate to align with the east side of the library behind shall also have fence above solid wall. This will allow a greater sense of permeability into the house and garden. A full height wall of brick will follow through to the west of this to the library pedestrian gate and will be at approx. 1.8m high. This will improve the character and enjoyment of the cultural asset and property, improve welcome, safety, durability, and integrate the signage.
- 1.5 The existing metal gate to the library is unaffected by these proposals.
- 1.6 Keats House is Grade 1 listed and the library adjacent is Grade 2 listed. The boundary fence wall is within the setting of the above and not attached directly to the above two buildings. There are no adaptations proposed to the two buildings.
- 1.7 No trees are proposed to be removed.
- 1.8 This planning, design and access statement is to be read in conjunction with the following documentation which is attached:
 - Existing and proposed drawings by Paul Vick architects
 - Keats House Historic Development Report (in particular section on historic boundary walls and fences) by Paul Vick architects
 - FN_019 Keats Grove Fences and Boundary walls by Paul Vick architects
 - FN_016 Metal Gates in the area
 - Arboricultural Impact Assessment by David Humphries, Hampstead Heath Open Spaces Dept, Corporation of London 2020
 - Root Investigation by Tree Radar survey by Ian Lee, August 2020
 - Conservation Management Plan (CMP) by Donald Insall Associates 31.03.2017
 - Archaeology Evaluation including archaeological survey by Lesley Howes, Feb 2001
 - FN_018 Poetry and Proposal for the new entrance (from application for new gates identified under 1.3 above) by Paul Vick architects

1.9 In accordance with CABE guidelines, the attached statement and drawings show:

- i. An assessment and consideration of the context (physical, social and relevant planning policies) as it has been important to develop a good understanding of the context to inform the design process;
- ii. The evaluation of the above and how this has been translated into the proposed design

1.10 The components of the Planning, Design and Access Statement comprise, as required, a description of:

- i. Layout and Use;
- ii. Appearance, massing size and scale;
- iii. Landscaping and trees;
- iv. Access.

1.11 Pre-application advice

1.11.1 A Pre-Application for planning and listed building consent was submitted 11.09.2020 (ref: 2020/4221/NEW) that included the replacement of the existing rotten fence for a new boundary wall partly full height brick wall and partly low brick wall with railing over, including a new letter box, museum signage and feature metal brick slips to complement the consented scheme that includes new gates (see point 1.3 above). Comments have been received from the officers and the designs adapted and discussed through the period from 09.10.20 to 03.03.21.

1.11.2 The officers support

- Brickwork (subject to condition of suitable bond, Lime mortar and providing reclaimed brick)
- The combination of the railings and brickwork
- The letterbox, brochure holder and poster panels/signs
- The tree approach
- Hedge behind railings
- Waste approach
- Signage (not illuminated)
- Railing details (see 1.11.3 I which describes the railing details being amended to officer recommendation)

1.11.3 The initial design comments from the officers have been considered further and the designs developed:

i. Railing details

The initial designs had vertical fins without a rail along the top, with a metal coping over the brick wall. Further to officer advice for a different interpretative approach and a further study on railing sizes (see AP_003 to 005 attached):

- the verticals have been reduced in size to bars to match the locality,
- a continuous rail added at the top and
- the coping has been altered to a reconstituted/solid Portland Stone.

The approach matches the evidence in Barretts 'Annals of Hampstead' of the area from 1900s (see fig 5 p9 of this report) and separately 'Research Study - Historic Development' by Paul Vick architects AP_73 p23 onwards, FN_019 further study of walls and fences in the area. This approach has been stated to be preferred by the officers.

ii. Metal brick slips

The initial designs included some low level metal brick slips that pick up the length of words from the 'Ode to a Nightingale' by Keats. The inference is that the bricks can be seen as informed by the poetry 'as if' the wall is poetry. This is of the same visual language as the consented main gates at the east end of this elevation where slots in the gate articulate Keats' 'To Autumn' where the primary significance of the place (Keats' poetry) is experienced through the materiality of the proposed designs. The Conservation Officer's (CO) advice is that of 'conserving' and was to support the brick wall without these slips. The CO's initial preapplication advice 09.10.20 did not comment on these and was commented on later 23.10.20. In the latest email (03.03.21) the officers refer to these as 'metal letters', which for clarity they are not. They are abstractions of the word lengths of the poem in

the same way that visual language of the consented gate has spaces of word lengths referring to 'Ode to Autumn'.

Officer comments have been considered at length by the design team and client, and further information provided herein as regards the basis for this approach. See paragraphs 3.43 -3.52 and FN_018 'Poetry and Proposal...' as the proposal is to give continuity with the consented gates. The considerations for them are:

- The primary significance of the place, and its continued survival, is Keats' poetry and it is appropriate to refer to this as the main source of significance to the house and place.
- This approach was explicitly supported for the gate by Historic England, and the approach consented for the gates.
- Slips are at low level on the lower part of the wall, eg more readily visible by children to enquire, being subservient to the wall itself, the main gate and other aspects of the design
- In addition, the slips are in a discrete area and extent, as shown on the elevations. These last 2 points pick up on officer comments about the understated nature of Keats Grove.

These are clearly discrete, do no harm, reveal the significance of the place better and an enhancement to what is there now.

1.11.4 Since the pre-application the scheme scope has been extended to include:

- i. Replacement of the surfacing of the paths behind the new fence wall and to the west, with York Stone to match the existing main pedestrian path, and also matching in with the consented scheme for York Stone on the paths which completes the York Stone approach.
- ii. 3no. external double sockets on the perimeter of the garden 150mm above ground level either surface mounted or on low black painted pole. These will prevent the numerous cables that snake out of the main building across the lawn for events currently which are unsightly and require more supervision for safety and accessibility across them.
- iii. The doors to the bin store have reverted back to open outwards as the consented scheme. The material of the new doors is in keeping with the language of the new fence and gates.

1.12 Site analysis.

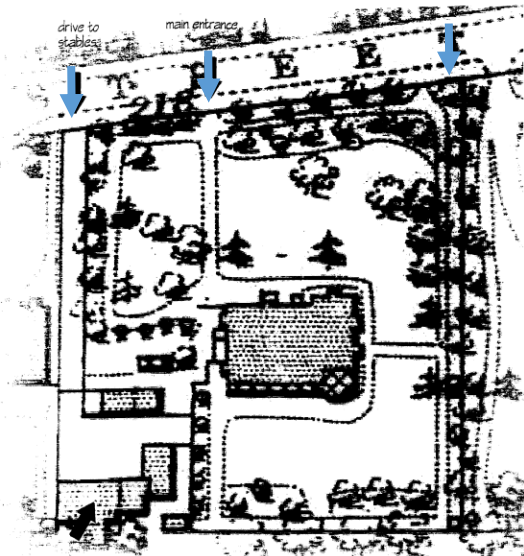


Fig 1. Reconstruction of 1866 plan, prior to stables (in bottom left) being replaced with the library. The back entrance (at the bottom) has now disappeared by enclosure by other properties. The entrance to Keats House (right hand side of two semi-detached houses) is entered from NE (top right). Today is the largest and the main entrance for visitors. Visitors arriving from Hampstead Heat Overground and East Heath car / coach park come from this direction for example.

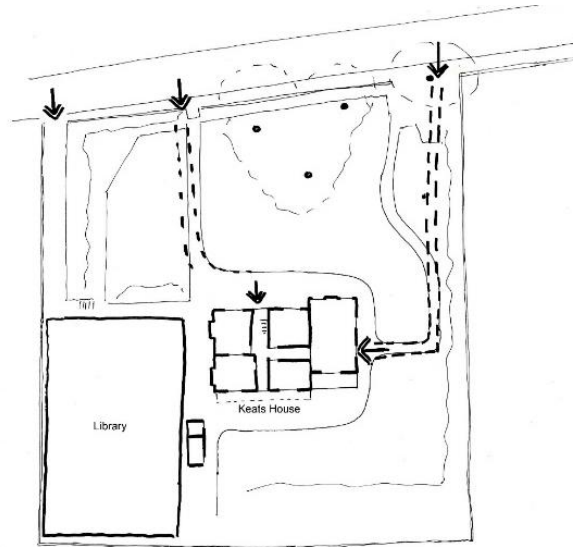


Fig 2. Site Analysis - Historic Main Entrances remaining.

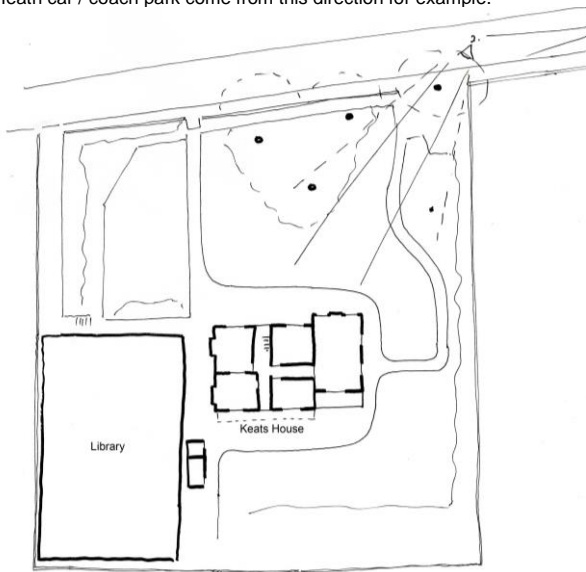


Fig 3. Site Analysis - Enhanced views from current main entrance. Main entrance gate has successfully received approval under delegated powers subject to s106 agreement being finalised (ref officer's email 27.11.2019 and numbers 2019/1335/P - planning, 2019/1337/A - advertising, 2019/1518/L - listed).

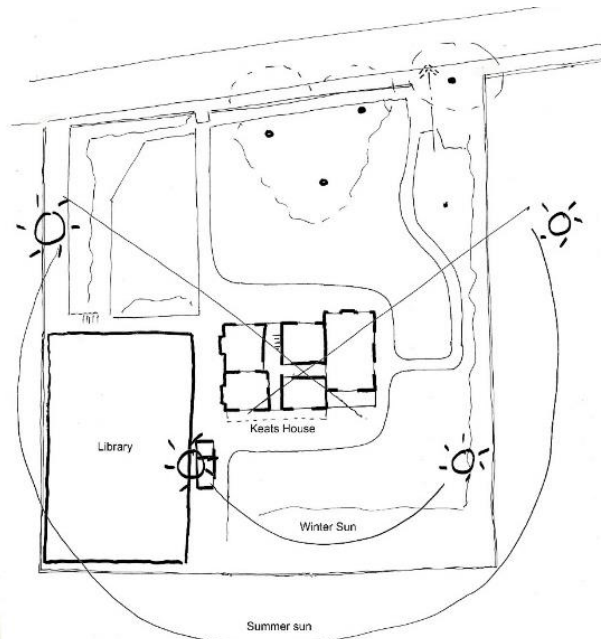


Fig 4. Site Analysis - Sun Paths. Sun through NE entrance demarks NE main entrance today.

2.0 Background

2.1 The project is to replace the existing timber fence that faces Keats Grove with a new boundary fence wall as well as some paving and external light sockets. The existing timber fence is not original to the house's enclosure, is old, dilapidated and recommended to be replaced by the Conservation Management Plan. The proposal is to complement the new entrance and welcome scheme developed by Keats House and Corporation of London's Open Spaces team and Paul Vick architects. The gates and entrances successfully received approval under delegated powers subject to s106 agreement being finalised (ref officer's email 27.11.2019 and numbers 2019/1335/P – planning, 2019/1337/A – advertising, 2019/1518/L – listed).

During the long, planning consultation process and analysis with the planning officers for the consented scheme, officers verbally suggested that it may be beneficial to also consider replacing the old, dilapidated, unoriginal timber fence.

2.2 After historic research into the front boundary fence wall for Keats Grove and locally, current boundary fence walls and tree surveys, initial designs were undertaken and explored with Keats House and Corporation of London with the architect internally for the new boundary fence wall. These initial designs were amended to include:

- a mix of full height brick wall and half height with railings above to match both the historic and current contexts, give good privacy to the NW end while providing a sense of visual permeability to the rest of the boundary and it will also reduce the load (and hence foundational requirement) of the new wall where the most tree roots will be to reduce impact;
- omission of the consented new waste bin gates facing Keats Grove to allow a better integration with the rest of the elevation.

2.3 The scheme was then submitted under a preapplication to the planning officers, and the scheme amended again (see item 1.11 above):

- Smaller vertical rails, addition of a top rail and stone coping rather than metal.

2.4 The Client's Consultative Committee met again 15.07.22, and after a long discussion supported the amended scheme herein.

3.0 Listed Building status and Heritage Assessment

Keats and his Poetry

3.1 The historic significance has been central to developing the design and is central to the assessment of it under planning (NPPF). Please refer to the Conservation Management Plan (CMP) and Keats House Historic Development Report attached which identify in detail the development of the house and its significances. It is not the intention here to repeat these more comprehensive documents but summarise the basis for assessment.

3.2 Keats is one of the great British Romantic poets. He sits alongside Byron and Shelley of the same period even though he died at only 25 years old. He wrote 'Ode to a Nightingale' at Keats House, inspired by a singing nightingale outside. Also, the famous Mulberry tree is still present in the front of the garden.

3.3 Keats believed he had made no literary mark in his lifetime and, he wrote to his fiancée Fanny Brawne in February 1820, '*I have left no immortal work behind me – nothing to make my friends proud of my memory – but I have lov'd the principle of beauty in all things, and if I had had time I would have made myself remember'd*'.

3.4 Appreciation of his work and significance grew posthumously, and he became revered as *the* great sensory poet. His work was supported by Tennyson and the Cambridge Apostles and he inspired the pre-Raphaelites including Rossetti.

In the Encyclopaedia Britannica of 1882, Swinburne wrote: *that the Ode to a Nightingale, [is] one of the final masterpieces of human work in all time and for all ages* and later it was stated that the odes are a group of works in which the English language find ultimate embodiment.

And for 'To Autumn' Bate stated: *Each generation has found it one of the most nearly perfect poems in English* and

M. R. Ridley that the ode *is the most serenely flawless poem in our language.*

- 3.5 The primary significance of the project relates to that of Keats' poetry and the property's association with it.
- 3.6 The growth of his importance saw public subscription (mostly from U.S.A.) save the house and garden from redevelopment in 1920-21 and it opened as a public memorial and museum accordingly: a '*permanent trust be restored and equipped with relics of the poet as a Keats Museum and a live memorial to his genius, a shrine for pilgrimage for his worldwide admirers and a literary meeting place and centre*' (CMP p2).
- 3.7 Keats House was registered as a charity in March 1996. The object of the Charity is *to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre.*
- 3.8 From 1997, The City of London Corporation took over responsibility for Keats House and prior to the pandemic over 30,000 people visited the property each year.
- 3.9 Public support, engagement and use of the historic asset to memorialise Keats and as a literary meeting place and centre is the property's ongoing raison d'être and its identity accordingly, and the proposal is to seek to fulfil this role.
- 3.10 The CMP identifies the need for suitably robust materials.

Keats House itself

- 3.11 Keats House is a Listed Grade I building (ref. 1379221) located south west of Hampstead Heath and within the Hampstead Conservation Area.
- 3.12 It falls within the Hampstead and Highgate Ridge Special Policy Area and has a Public Open Space (Small Local) designation.
- 3.13 Keats House has a special historical interest primarily as evidence of the life and work of the poet John Keats, who stayed in the eastern part for the house from 1818-1820 when he wrote some of the most important poems within the canon of English writing.
- 3.14 The house was built between 1814 and 1816 and was originally a pair of semi-detached houses, known as Wentworth Place. The garden was always shared and contained fruit trees, including the Mulberry tree which still grows there today.
- 3.15 Keats House was built by a developer to appear as one villa containing in fact two semi-detached dwellings with a central main front entrance and another to the east side with a unified garden (c.1815). And stables were in the west part of the site.
- 3.16 The first people known to have lived here were Charles Wentworth Dilke (an antiquary and critic) and his family and Charles Brown (a writer). Brown and Keats lived in the east house, and from 1819, the west house was let to Mrs Brawne's family; Keats fell in love and later became engaged to her daughter Fanny Brawne.
- 3.17 The entrance to Keats' front door was to the east, with a pedestrian gate in the ne corner and the path that was parallel to the east hedge line, turning west at the same point it does currently into the east front door. The large room on the east of the house was added after Keats had

- died. The front door to Keats' house today is located within this larger addition and in line with where the path currently turns towards the house.
- 3.18 In 1838, the two houses were combined by Miss Chester, a retired actress, and a conservatory was added on the east side. Further alterations were made in the 19th and 20th centuries.
- 3.19 Stables were originally located where the library is now located and there was a rear access (on the south side) to the property near the stables. With the enclosure of the area behind the property and loss of access road outside the south wall the back entrance was removed.
- 3.20 The original main garden entrance for Keats was the NE corner. It was later replaced with the wider opening and timber gates and today serves as the waste and maintenance entrance as well as the main entrance for most people visiting the site (over 30,000 people).
- 3.21 It has the architectural character of a service entrance although it is the main, garden entrance that Keats will have most probably used, and therefore refers to being the most significant one historically.
- 3.22 The existing garden was a shared garden to the original semi-detached dwellings. It was used by, gave inspiration to and written about by John Keats. It retains its famous Mulberry Tree.
- 3.23 During the late 19th century, Keats's connection with the house was rediscovered but by 1920 it was in poor condition and threatened with demolition. A fundraising campaign, led by the American poet Amy Lowell, was successful in saving the house and it opened as a museum in 1925. In 1931 the Heath Branch Library and Keats Memorial Library building ((Listed Grade II, ref. 1430883) opened adjacent to the house, on the site of the old stables and outbuildings.
- 3.24 Keats House was registered as a charity in March 1996. As stated above, the object of the Charity is 'to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre'.
- 3.25 From 1997, The City of London Corporation took over responsibility for Keats House from LBCamden and prior to the pandemic over 30,000 people visit the property each year.
- 3.26 Planning permission was granted in 2004 for the erection of a single storey external toilet block to the rear of Keats House and for a new path and entrance gates to the east of the garden (ref. 2004/2147/P).
- 3.27 There is a car and bus park nearby on East Heath Road from where coach parties walk to the NE entrance of the house. The smaller central entrance is used less accordingly.
- 3.28 The front timber gates and fence are not original and are in need of replacement, the CMP has identified.
- 3.29 The most specific description found by Keats House historian, Ken Page, indicates that there was a 'low fence' which 'latterly it was railed around' and accordingly a sense of visual permeability and rails:
A lady, born at Hampstead, and who resided there till twenty-two years of age, remembers that a low fence encircled the garden [of Wentworth Place], within which was a hedge of laurustinus and China roses ; latterly it was railed round. From: White, Mrs Caroline A. Sweet Hampstead and its associations. London. Stock, 1900. p. 357.
- 3.30 Looking to the context of the time, a mix of high brick walls, low brick walls, hedges, and railings were commonplace in Hampstead. Keats House is part of the Downshire Hill estate (Downshire Hill, Keats Grove, and the houses facing onto East Heath Road) and there is a definite mixture in the area of types of boundaries. For example the house at the top of Devonshire Hill (attached image below) shows the house to the right with a mix of low walls with railings above and full height solid walls, as well as St John's opposite with railings above the low brick wall.

Refer to Keats House Historic Development Report and FN_019 Keats Grove Fences and Boundary walls.

- 3.31 The flower beds to the perimeter of Keats House garden have been planted more recently and are broadly themed in relation to Keats' poetry. The hedge behind the front wall is not original.
- 3.32 The listing describes Keats House as follows (from HE website <https://historicengland.org.uk/listing/the-list/list-entry/1379221>):

"Semi-detached pair, designed to appear as one house, known when built as Wentworth Place; now converted to one house being a house museum. c1815-16. Built for antiquary & critic Charles Wentworth Dilke and writer Charles Armitage Brown; altered c1839 and late C20. Stucco with plain 1st floor band. Slated hipped roof having projecting eaves and tall chimney-stacks on both returns. 2 storeys and basement. Double fronted with 3 windows plus 1 storey 2 window extension at east end added c1839-40. Ground floor openings in shallow, round-arched recesses. Round-arched doorway with splayed reveals, fanlight and panelled door approached by steps with cast-iron railings. Ground floor square-headed casements with cast-iron balconies. 1st floor and extension, recessed sashes. Rear ground floor has continuous cast-iron verandah. INTERIOR: not inspected. HISTORICAL NOTE: from 1818-20 the poet John Keats stayed with Brown in the eastern part of the house (plaque); in 1819 Keats composed "Ode to a Nightingale" here, and Dilke let the western house to the family of Fanny Brawne, to whom Keats became engaged. The houses were combined into one by Eliza Chester, retired actress, in 1838-9. Now the Keats museum."

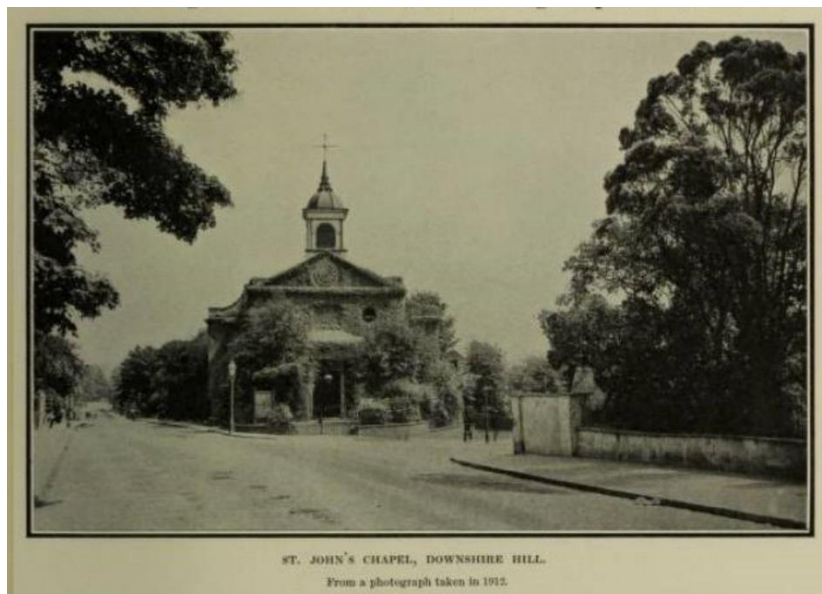


Fig 5 Image p.89 from early 1900s from Barratt's 'Annals of Hampstead' shows the a mix of low walls with railings above and full height solid walls, as well as St John's opposite with railings above the low brick wall. See also Keats House Historic Development Report (in particular section on historic boundary walls and fences) by Paul Vick architects for more examples.

The proposal

3.33 The overall aims are to do no harm and improve and enhance:

1. the main entrance approach and welcome to the house and its intimate garden
2. the fence and signage facing Keats Grove specifically

3.34 The Proposal replaces the unoriginal, dilapidated timber fence which is in poor condition and replaces it with a boundary fence wall in keeping with the historic and current context. Permissions have been granted already for main gate, pedestrian gate, relocation and reduction of the bin stored, path relocation and paving, lights and WC fit out.

These do not give any harm and are enhancements to the setting of the house and garden and its use as a public asset.

Design of the Boundary Fence Wall

3.35 The intent has been to enhance the setting of the house as a museum and its arrival and better appreciate Keats and his work.

3.36 The unoriginal, timber fence is in poor condition and dilapidated. The proposal is to replace this with something more robust and relevant as suggested by the CMP.

3.37 the proposed boundary fence wall will match the height of the existing fence and its neighbors. The tops of Keats House and the library remain visible as they currently do, as do the views of the existing trees.

3.38 The presence of the wall is to support the setting of the new consented gates and in turn the setting of the listed building. This has set the scene for and allowed a subtle intervention rather than a conspicuous entrance, ie so it is not projecting and not with a colourful graphics approach. The aim is to create a physically robust and appropriately significant yet subtle design for the public visiting and retain the intimacy of the gardens.

3.39 The dilapidated and rotten, unoriginal fence will be replaced with reclaimed London brick with two different conditions (refer to drawings AP_110, 113, 210 to 213):

3.39.1 The top half of the boundary wall from the NW side of the pedestrian gate to the main entrance will have metal fencing on top of the brick wall picking up on the historic and current boundary fence wall types locally. It will also allow a greater sense of permeability into the house and garden. The rails are half the height of the overall height, approx. 20x30mm to match railing sizes locally with a rail near the top. The top of the brick has a stone coping.

3.39.2 The wall is full height to the west of the above up to the retained library gates. The start point of the full height brick wall aligns with the side of the library behind suitably delineating the library (previously stables) from the house element. The full height wall mixed with the half brick and metal fence fits with the historic and current boundary wall fence types identified. The full height wall also secures privacy into the garden as the pavement level at this point rises above the garden behind, and allows the opportunity for soft planting that can be undertaken in accordance with the historical basis of the house (eg fruit trained on the south facing garden side, in an area of the garden where originally there had been fruit trees). The top of the brick has a stone coping.

3.40 There is existing signage for the fence currently which is "stuck" on and looks inappropriate and the identity around the entrance is poor and deteriorating.

3.41 Around the consented main NE gates, signage has been consented as well, with the name of the house integrated in the correct typeface with a material to match that behind it, but with different texture and relief. Similarly, the brochure holder is more integrated than the current one.

3.42 The proposal herein for the remaining signage and letterbox is to integrate them into the fence. Refer to drawings AP_110, 113, 210 to 213 and SK 1010.

3.43 The challenge has been to create a direct sensory experience of Keats' poetry without a 'literal' use of the words. The representational aim has been one of how one represents the rhythm and structure of Keats' poetry without resorting to merely printing words.

3.44 The cut outs of the word lengths in rectangles in the consented new gate are seen as:

- a strong way to communicate the rhythm and structure in Keats's poetry without being literal
- at the same time, it allowed light through and reference its dappled light for the trees and allow the sun's signature (as well as Keats's) to light the path through the rectangular cut outs;
- also allowed some possibility for intrigue and unfolding interest by providing through it glimpses of the house and garden, including the Mulberry tree, whilst still providing the necessary barrier when closed.

This language of the strips of the word lengths is subtly represented at low level in one area of the proposed boundary wall with the metal elements integrated within the solid wall. See AP_210 and 212 and FN_018 Poetry and Proposal for new entrance, and the wall with the consented gate design.

3.45 The material of the metal parts of the fence match the consented permission for the gate. It was chosen as an 'Autumnal', dark material, referring to Keats' seasonal "To Autumn" and also 'stepping back' in terms of colour, providing a robust signified entrance. The metal of the proposed will match the consented gates.

3.46 Keats holds the most significance on the street. The street itself is now named after him: Keats Grove. Clearly, he is known and appreciated around the world and across ages and this is drawn into the design of the proposed wall to reinforce and enhance the setting where he wrote some of his most famous poems. The design has been carefully curated and paired back to suit the intimacy of the garden and direct expression of the poetry's rhythm and structure.

3.47 You are looking through the frame of Keats's poetry to see his world for the consented design of the gates then. This language of the strips of the word lengths is also subtly represented in one, low level area of the proposed boundary wall with the metal elements integrated with the solid wall, making the wall part of the design and subtly referring to the wall as if made of the poetry.

Assessment

3.48 The house and its meaning has fundamentally changed since Keats's time and it is dependent on its changed circumstance for its significance and survival. The changes are not only physical in that (see CMP):

- it was two houses at Keats' time. Keats lodged in the East house 1818-1820. The houses were made into one in 1838-9.
- stabling added later C19th replaced with museum and public library (in 1931)
- additions of Chesterton Room (c1839-40) to house
- 1836 conservatory replaced by modern conservatory to north elevation
- The front timber fence is not original and in poor condition and should be replaced.
- but also that this is not a lived in house anymore and became a museum in perpetuity from 1925 and the site has housed Keats Memorial library from 1931.

3.49 The significance and importance of Keats as a figure and with it the house itself has changed (grown) over time. The established use is of a museum for the benefit of the public, with over 30,000 people a year before the pandemic ie this is a public place and the house depends on its appreciation and survival as a public historic asset. Obviously, this was not the case at the time of the fairly unknown and only somewhat recognised Keats. The notion of identity then also has changed and this is inherent and fundamental.

3.50 Importantly the proposal retains intimacy.

3.51 Detailed significance of entrance

- At a detailed level, the front fence and gates are not original
- the CMP recommends replacement of gates and fencing (p30):

Fencing – The main entrance gates and fencing to the road are tired looking and would benefit from replacement. The gates are in a very poor condition and need immediate attention.

And, The fencing and entrance gates are non-original and should be replaced with new See photos in the same report and in Historic Development report.

- The CMP encourages improved access and visibility (p31, 4.7.3):
*Access – Currently you enter Keats House through a small gate and via a rather convoluted pathway which brings you to the visitor entrance. From the main road the only obvious entrance is to the Library building.
The main entrance would hugely benefit from better signage on the main road to make a more visible route for visiting public. The current fencing should be replaced as in a very poor condition.*
- The CMP also encourages a proper maintenance regime and robust materials and workmanship as one would expect.
- The plan for 1889 (p19 of CMP and Historic Development Report), shows the original main entrance to Keats' house (east half of the house), as having its main entrance where the NE corner entrance is now. The NE corner has become the main entrance for visitors (coaches go to a car park to the east of the site and visitors mainly come from this side) yet its treatment is as a service entrance. The idea of this entrance having the identity of a secondary, service entrance is entirely out of keeping with the historic use and experience of the house. At the same time, it is out of keeping with the use of today and its public identity.

The proposed (consented) gates and proposed boundary fence wall herein are an enhancement to the current anomalous and poor quality materials and form. Some permeability in the proposed consented gates allows for better visibility while retaining enclosure and intimacy of the grade 1 listed house and garden, both of which are enhancements. The simple poetic effect is clearly curated with the origins and meaning and current use of the house and garden. The proposal is subtle, historically relevant and a robust improvement and does not dominate the buildings or street scene. The entrance gates which were approved under delegated powers are consented and the same issues apply for the proposed fence replacement herein.

3.52 The Burra Charter, quoted by Historic England (see Appendix A) identifies the following:

Article 20. Reconstruction

20.1 Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

Article 22. New work

22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place.

Article 25. Interpretation

The cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and engagement and be culturally appropriate.

3.53 The current wall is not original and damage or incompleteness to the wall not relevant; whereas incompleteness to the site as a whole is relevant. The historic records refer to 'a low fence... latterly railed'

(see 3.29 above) suggesting the form of the boundary fence wall as appropriate, even though it is sparse in respect of the detail of the fence and rail, and that the design changed over time. The image of the front with a timber fence is later than the quote identified in 3.29.

3.54 As well as the above short reference, there are local precedents of the area of the original period to the NW of Keats House (see Keats House Historic Development Report (in particular section on historic boundary walls and fences), FN_019 and below).

3.55 While the local precedents of the area are not specific to Keats House or its immediate neighboring properties and the quote not very detailed, this does not mean there is wholly *in-sufficient evidence to reproduce an earlier state of the fabric* (ref Article 20.1 Burra Charter) and both of these sources have been studied and drawn on to inform the interpretation of the design generally.

3.56 The boundary is clearly going to be a new wall and will be readily identifiable as such, by both the newness of materiality, museum signage and the consented gates. The proposal is an understated approach to Keats Grove. On closer inspection, the reclaimed brick with lime mortar, railing sizes, top rail and stone copings is an interpretation and reference to the locality of the period of the house itself, although this is not definitely what was there (and changed) as there are no definitive records. Since it is understated it is not felt that this approach detracts from the cultural significance of the place (Burra Charter article 22.1) and a valid interpretation (Burra Charter article 20.2). And, where the most significant component is Keats' poetry, the already consented gates propose a subservient pattern of slots representing the word lengths of 'Ode to Autumn'. In the same language, subtle metal slips within the height of the bricks are locally included at low level on the proposed wall and their length represent the length of words in Keats' 'Ode to a Nightingale' written at the house. This reinforces the most significant cultural aspect of the place, Keats Poetry, and is in accordance with the consented gates in an understated fashion. Accordingly, it meets the Burra Charter articles 20.2, 22 and 25 identified above.

3.57 This is a suitable interpretation for new build components drawing on the most significant aspect of the place – Keats Poetry; and secondarily the understated environment it was written in. It also accords with policy and the correct approach to reconstruction, new work and interpretation.

Further detailed assessment

3.58 Metal in the original house and garden.

- The original roof and structure of the house's existing verandah is metal as well as the front railings cast iron and railings to the external steps. The original conservatory to the east (now replaced by a smaller conservatory) also appears to have had a metal roof. The verandah roof is approx. 11.3 m long (originally copper covered); the original conservatory was approx 4.8 m w x 3.3m L (and partly visible from the front); and the consented gates are approx. 7.2m long. Expanses of metal are part of the approach to the grade 1 listed house both in terms of material and extent. See pictures AP_070 (in Keats House Historic Development Report).
- A planning application (LWX0203025) for the internal GF staircase balustrade to be changed from timber to metal was granted in 2002.
- The entrance gateway to the library (c 1930) is prominent and metal. This entrance is important although less important than the main entrance to the site than the larger, NE entrance to the Site.
- The front railings to the house are of metal. The pattern of these is referenced in the existing and proposed pedestrian gate.
- See also Historic Development Report, section on the boundary fences as well for local relevance and context.

3.59 Boundary wall fences in neighborhood

There are numerous metal fences over brickwork lower parts and also combined with full height brick walls. Also see Keats House Historic Development Report (in particular section on historic boundary walls and fences) by Paul Vick architects and FN_019 attached.

3.60 As well as a study of front walls from pictures of the period in the neighborhood, a study of details of local railings and walls has been undertaken as well. The study of existing railings within the curtilage of the existing grade 1 house and adjacent to it (AP_003 to 005) shows verticals of larger and smaller

sections and of square and rectangular shapes including 20x20, 25x10, 45x25, 30x10, 30x30mm...with and without any decoration and further investigation shows more variety (including round as identified by the CO). 20x30mm is noted on the drawing AP_001a ie within the ranges identified, and is therefore suitable.

3.61 Maintenance

- i. The Construction Maintenance Plan included in the application refers to maintenance many times. The need for work that has longevity is essential to this intimate yet public building.
- ii. The existing timber fence to the front is not original and is rotting.

The metal of the neighboring fences are dark and the consented colour of the new gates is also dark and the metal will follow this consented colour. The materiality and sense of permeability are suitable.

3.62 An archaeological investigation was undertaken on site to investigate the entrance and character of former garden paths in 2001. The archaeological report does not indicate findings in the affected proposed area.

3.63 Consent has been given to replace the existing gravel bonded in tarmac finish to the path to the east, NE entrance and around the house with York Stone to match the central pedestrian path. The proposal to refinish the remaining paths in York Stone is suitable.

3.64 Consent has been given to remove floodlights and install low level path lights to the east paths. The proposal is to replace the temporary cables that cross the main lawn from the house for events. These temporary cables are an eyesore as well as potential trip hazard if the existing very careful safety procedures are not maintained. The proposal to install a few (3no.) external perimeter sockets will assist and be an enhancement to the setting of the house.

4.0 In planning terms.

4.1 The house is grade 1 listed and the library in the furthest west corner from the proposals is grade 2 listed. The proposals are within the curtilage of Keats House. The area is in the Hampstead Conservation Area and the trees are protected.

4.2 There is no change of use proposed for the premises which is a museum and its garden.

4.3 The buildings are not physically affected by the proposals.

4.4 See above for the historic assessment.

4.5 The trees themselves will be unaffected and the setting of and access for maintenance of the trees nearest to the proposed boundary fence wall will not be materially harmed. This will be achieved by careful digging of any new foundations (eg hand dug or air spade) and be an enhancement by providing the opportunity for inspection of the tree roots. See also Arboricultural Impact Assessment and Root Investigation by Tree Radar.

4.6 The service entrance and associated pedestrian gate will be greatly enhanced by the consented scheme for the gates and the proposed dilapidated, unoriginal timber wall fence between them similarly:

- has the quality of a service entrance and will be replaced with a gate and ground surfaces and new boundary fence wall befitting a world-renowned museum. It will be subtle in scale and materiality to the immediate area providing an underplayed high quality, and not dominate the neighbors or road;
- The views and feel of entry to the grade 1 listed house will be improved by the reduction and relocation of the bin store enclosure currently located next to the service entrance;

4.7 Signage and wayfinding of the entrance will be enhanced for the over 30,000 annual visitors (pre-pandemic) to the house and garden without encouraging additional loitering outside by not allowing a design that allows cycles to be chained to them or providing a seat on the wall. The east service-pedestrian entrance is not well signed and relies on a temporary clapperboard put out on the street. New integrated signage will be provided which will improve public amenity. No illumination is proposed for the signage or front wall.

4.8 Vehicular traffic will be accommodated better and more safely as the waste will be picked up by the Open Spaces team of Hampstead Heath, rather than the public provider, and so having the waste gates internal to the site will provide a safer and more discrete means of removing the waste.

4.9 The pedestrian approach and street scene will be enhanced.

5.0 Layout and Use

5.1 Keats House will not be physically altered by the proposal, and there is no change of use proposed for the premises which is a museum and its garden.

5.2 See also Sections above.

6.0 Appearance, Massing, Size and Scale (in particular see drawings A/P_110-112, 210-213),

6.1 The main entrance currently has the quality of a service entrance which is a negative contribution to the garden, house and street scene. The existing street scene of Keats House, facing Keats Grove is dominated by an unoriginal, timber and dilapidated fence of a similar poor character.

6.2 The length of the boundary fence wall is approx. 36m long, comprising 13m long of full height brick wall and the rest of half height brick (900mm high) and metal over.

6.3 The step down from full height brick wall to lower wall aligns with the side of the library building behind.

6.4 The overall height matches the adjacent neighbors at approx. 1.8m high.

6.5 The proposed boundary fence (and consented gates) are subtle in scale and materiality to the immediate area providing underplayed, high quality materials and will not dominate the neighbors or road. It will benefit an internationally known museum without compromising its intimacy or dominating the street scene, buildings or landscape.

6.6 The proposal is a complement to the street scene and consented scheme for the gates.

6.7 The proposed metal railings will be galvanised steel and Polyester Powder Coated/painted metallic bronze color finish to match the consented gates. These materials are more robust than the existing, unoriginal and poor quality timber fencing and gates.

6.8 The brick will be solid, reclaimed London brick with Lime mortar and the coping Portland/reconstructed Portland Stone. The brick inserts will match the railings.

6.9 The pavers will be York Stone to match the existing.

6.10 The few (3no.) perimeter sockets shall be surface mounted or on a low black gloss metal pole with sockets 150mm aFFL.

6.11 See also Sections above.

7.0 Landscaping and trees

7.1 The trees will be unaffected and the setting of and access for maintenance of the trees will be enhanced by the proposal to replace the fence as there will be access provided to their roots.

7.2 The flower beds to the perimeter of Keats House garden have been planted more recently and are broadly themed around Keats poetry.

7.3 The modest proposal will affect the existing landscape locally only where proposed works will be undertaken. This includes removing the unoriginal hedge and putting back as new behind the railings thus preserving the privacy and intimacy of the garden from the road. Planting will be in accordance with the historical context eg with fruit bearing plants to the south facing garden side of the full height wall and new hedge behind the railings.

7.4 The radar survey submitted with this identifies small roots in the top 400mm and larger roots clustered deeper opposite where the main trees are, which is as expected. The same report identifies that the top section of roots are probably from the hedge, which is proposed to be removed under the proposal. This will allow better access and inspection of the main tree roots.

7.5 One particular tree towards the east end of the trees only has a short life due to disease the arboriculturalist has identified and is being managed by seasonal reduction on overall height. The roots of this tree in particular can be inspected after any removal of the existing base under the fence and the removal of the hedge that then exposes the roots.

7.6 The clusters identified in the tree radar identify lengths of clusters that will feasibly allow local foundations to be dug between them and then a lintel to span between the foundations over the root clusters. The exact nature and location of these foundations will be subject to site excavation (eg hand dug or air spade), arboricultural and geotechnical/structural inspection after removal of the existing fence and its base as required.

- 7.7 Any below ground utilities will be surveyed for location prior to the works being carried out in the normal way. No change to them is expected under planning.
- 7.8 Any adjacent hard surfacing of the public pavement will remain as existing and unaltered.
- 7.9 See also Sections above.

8.0 Access

- 8.1 Public pedestrians use both the wide and narrow entrance gates at the NE entrance to Keats Grove and also the central gate. The overriding sense of the walk along this façade on Keats Grove is that of the dilapidated, unoriginal timber fence.
- 8.2 The proposed new boundary fence wall will provide a welcoming, accessible public entrance to the site as well as an improved and befitting street scene on its approach.
- 8.3 The crossover between pedestrians and the occasional vehicle for the waste removal over the pavement is reduced under the proposal for waste gates to the inside of the property only. This is picked up by the Corporation's Open Spaces team.
- 8.4 Parking is unaffected by this proposal.
- 8.5 The introduction of a few (3no.) perimeter external sockets will assist safety, replacing the more intensely managed temporary cables that splay across the lawn from the house today for events.

9.0 Summary and Conclusion

Keats and his poetry

9.1 John Keats is one of the great Romantic poets, sitting alongside Byron and Shelley who were his contemporaries. He lived at Keats House from December 1818 until September 1820, when he left to travel to Italy. He died in Rome on 23 February 1821, aged just 25.

9.2 Keats wrote many of his best known works, including 'Ode to a Nightingale', while living at Keats House. According to his friend Charles Brown, Keats wrote the poem in the garden where he was inspired by a nightingale's song.

9.3 Keats believed he had made no literary mark in his lifetime and, he wrote to his fiancée Fanny Brawne in February 1820, *'I have left no immortal work behind me – nothing to make my friends proud of my memory – but I have lov'd the principle of beauty in all things, and if I had had time I would have made myself remember'd'*.

9.4 Appreciation of his work and significance grew after his death, due in part to his circle of friends keeping his memory alive. His work inspired other poets, such as Tennyson, as well as the pre-Raphaelites including Rossetti. By the mid-nineteenth century his reputation as a great poet was growing. Another poet, Algernon Swinburne, wrote that the 'Ode to a Nightingale' is *'one of the final masterpieces of human work in all time and for all ages'*.

The Development of Keats House

9.5 The house was built between 1814 and 1816 and was originally a pair of semi-detached houses, known as Wentworth Place. The garden was always shared and contained fruit trees, including the Mulberry tree which still grows there today.

9.6 The first people known to have lived here were Charles Wentworth Dilke (an antiquary and critic) and his family and Charles Brown (a writer). Brown and Keats lived in the east house, and from 1819, the west house was let to Mrs Brawne's family; Keats fell in love and later became engaged to her daughter Fanny Brawne.

9.7 In 1838, the two houses were combined by Miss Chester, a retired actress, and a conservatory was added on the east side. Further alterations were made in the 19th and 20th centuries.

9.8 During the late 19th century, Keats's connection with the house was rediscovered but by 1920 it was in poor condition and threatened with demolition. A fundraising campaign, led by the American poet Amy Lowell, was successful in saving the house and it opened as a museum in 1925. In 1931 the Heath

Branch Library and Keats Memorial Library building opened adjacent to the house, on the site of the old stables.

9.9 Keats House was registered as a charity in March 1996. The object of the Charity is *to preserve and maintain and restore for the education and benefit of the public the land with the buildings known as Keats House as a museum and live memorial to John Keats and as a literary meeting place and centre.*

9.10 From 1997, The City of London Corporation took over responsibility for Keats House and, today, over 30,000 people visit the property each year. The most significance is drawn from Keats' poetry. The *raison d'être* of the house as a garden and museum today, including the front wall, is to support this significance through the function *as a museum and live memorial to John Keats and as a literary meeting place and centre.*

Access

9.11 In 1866, there were 3 main entrances to the site:

- A driveway to the stables in the north-west corner, which today is the main entrance from Keats Grove to the Library
- The central pedestrian entrance from Keats Grove
- The north east entrance which appears to have been the entrance to the east house and its front door (used by Brown and Keats) when the house had originally been a pair of semi-detached houses.

To the rear was a service access, adjacent to the stables, which has been blocked off as a result of enclosure by other properties to the rear of the property.

9.12 Today the north east entrance is the main entry point where most visitors arrive from the Heath and public transport connections. It also doubles as the main service entrance for deliveries and waste collection. The sense of arrival and street scene along the front of Keats Grove to the property is of either of a service entrance and/or of the dilapidated, unoriginal and rotten timber fence, and which the CMP proposes replacement.

9.13 In 2017 an application was made to Camden Council's Local Community Infrastructure Levy (CIL) funding programme to support improvements to the access and public facilities at Keats House. These works have been consented and in so doing the analysis has shown that the front boundary fence should be considered to be replaced.

9.14 The proposal to create a new front boundary fence wall pursuant to the consented scheme for the gates is a logical consequence and supported by the CMP and officers accordingly, and similarly the completion of the paving to match.

Conclusion

9.15 The proposal will do no harm to its neighbors or property. The proposal is an enhancement to the grade listed nature of the property and street scene and in particular to the cultural significance of Keats Poetry. It also complements the recent consent for the gates and access on this elevation.

9.16 The unoriginal timber fence which is in poor condition, and 'stuck on' signage are negative contributions to the grade listed properties, their curtilage as well as the street scene. The Conservation Management Plan thus recommends its replacement.

9.17 The proposal will greatly enhance the amenity, robustness and longevity in the public domain and with local cultural significance through the poet J. Keats.

9.18 The proposal has been carefully and sympathetically designed and curated to respect the scale, landscape, materiality and character of the neighborhood and property historically and currently. It improves the character, significance of the access appropriate to the Poet and retaining the intimacy of the garden and house.

9.19 The proposal will improve the character and enjoyment of the cultural asset. It will improve welcome, safety (fence stability and reduce waste crossovers with pedestrians), durability, and integrate the signage. Accordingly, this modest proposal should therefore be supported.

Appendix A - Context and relevant planning policies

8.1 LB Camden Local Plan (adopted June 2017)

The Camden Local Plan replaced the Council's Core Strategy and Development Policies in July 2017 from <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/>

8.7.1 Policy A3 - Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

- a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;
- b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
- c. seek the protection of other features with nature conservation value, including gardens, wherever possible;
- d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
- e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
- f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
- g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
- h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
- i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

Trees and vegetation

The Council will protect, and seek to secure additional, trees and vegetation. We will:

- j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;
- k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;
- l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;
- m. expect developments to incorporate additional trees and vegetation wherever possible.
The trees themselves will be unaffected and the setting of and access for maintenance of the trees will be enhanced.

8.7.2 Policy C2 - Community facilities

The Council will work with its partners to ensure that community facilities and services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services.

The Council will:

- a. seek planning obligations to secure new and improved community facilities and services to mitigate the impact of developments. The Council may also fund improvements to community facilities using receipts from the Community Infrastructure Levy where this is identified on the Council's CIL funding list;

- b. expect a developer proposing additional floorspace in community use, or a new community facility, to reach agreement with the Council on its continuing maintenance and other future funding requirements;
 - c. ensure that facilities provide access to a service on foot and by sustainable modes of travel;
 - d. facilitate multi-purpose community facilities and the secure sharing or extended use of facilities that can be accessed by the wider community, except for facilities occupied by the emergency services due to their distinct operating needs;
 - e. support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact proposals may have on residential amenity and transport infrastructure;
 - f. seek the inclusion of measures which address the needs of community groups and foster community integration;
 - g. 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 its 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;
 - h. take into account listing or nomination of 'Assets of Community Value' as a material planning consideration and encourage communities to nominate Assets of Community Value.
- Proposed development will enhance the cultural, community and leisure, offer of the site through the enhanced welcome to this cultural asset and more appropriate and robust materials.*

8.7.3 Local context and character

7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- inclusive design and accessibility;
- its contribution to public realm and its impact on views and vistas; and
- the wider historic environment and buildings, spaces and features of local historic value.

7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.

7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

Character is about people and communities as well as the physical components.

How places have evolved historically and the functions they support are key to understanding character. It is important to understand how places are perceived, experienced and valued by all sections of the community. People may value places for different reasons, often reflecting the services or benefits they provide for them. In addition, memory and association are also a component of how people understand a place. All of these values and experiences are part of understanding the character of a place. Planning applications should include a Design and Access Statement which assesses how the development has been informed by and responds to local context and character.

7.5 Design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials

The entrance currently has the quality and character of a service entrance and will be replaced with a gate (already consented) and new boundary fence wall befitting the pattern of historical and current fence types and an internationally renowned museum. It will be subtle materiality to the immediate area providing an underplayed high quality and not dominate the neighbors or road.

The design responds creatively to the site and incorporates references to Keats' poetry as well as the historic and current boundary fence wall types.

8.7.4 Policy D1 - Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

The reference to Keats' poetry is an enhancement giving a signified entrance and better appreciation of the house and garden as well as reference to the historic and current boundary fence walls..

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under "Policy G1 Delivery and location of growth" will be provided through high quality contextual design.

The entrance currently has the quality and character of a service entrance and will be replaced with a gate (already consented) and new boundary fence wall befitting the pattern of historical and current fence types and an internationally renowned museum. It will be subtle materiality to the immediate area providing an underplayed high quality and not dominate the neighbors or road. High quality design and materials have been incorporated in the proposal and should be supported accordingly.

8.7.5 Policy C6 - Access for all

The Council will seek to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. We will:

- a. expect all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely, easily and with dignity by all;
- b. expect facilities to be located in the most accessible parts of the borough;
- c. expect spaces, routes and facilities between buildings to be designed to be fully accessible;
- d. encourage accessible public transport; and

e. secure car parking for disabled people.

The Council will seek to ensure that development meets the principles of lifetime neighbourhoods. *Accessibility is improved by reducing the crossover over the pavement for the waste access.*

8.7.6 Access

7.14 Good access benefits everyone.

The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible. The Council will require Design and Access Statements for developments to show how the principles of inclusive design, ensuring access for all, have been integrated into the proposed development and how inclusion will be maintained and managed.

7.15 Making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will seek improvements for all pedestrians to ensure good quality access and circulation arrangements, including improvements to existing routes and footways. The Camden Streetscape Design Manual and our supplementary planning documents Camden Planning Guidance on design and Camden Planning Guidance on amenity provide more detailed information on this issue.

Vehicular traffic will be accommodated better and more safely than currently. Accessibility is improved by reducing the crossover over the pavement for the waste access.

8.7.7 Policy D2 - Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings.

The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

The site is located within the Hampstead Conservation Area and within the curtilage of a grade I listed building.

The modest proposal will do no harm to its neighbors and is an enhancement to the existing, unoriginal, dilapidated boundary fence.

A Draft of the Keats House Conservation Management Plan (31.03.17) addressed the existing fencing and gates as 'tired looking' with the gates being 'in very poor condition' and is in support of their replacement. Accordingly, this modest proposal should therefore be supported.

8.7.8 Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

The proposal is limited to the external garden.

8.7.9 Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets The Council will seek to protect other heritage assets including non designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

An archaeological investigation was undertaken on site to investigate the entrance and character of former garden paths in 2001 (see attached). The archaeological report does not indicate findings on the affected proposed area.

8.7.10 Landscape

7.55 The value of existing gardens, trees and landscape to the character of the borough is described in "Policy A2 Open space" and they make a particular contribution to conservation areas.

Development will not be permitted which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.

All trees on site are retained and no harm undertaken to them under the proposal. Better access through the removal of the existing unoriginal hedge and exposure of the tree roots for inspection.

8.7.11 Policy D4 - Advertisements

The Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

We will support advertisements that:

- a. preserve the character and amenity of the area; and
- b. preserve or enhance heritage assets and conservation areas.

We will resist advertisements that:

- c. contribute to an unsightly proliferation of signage in the area;
- d. contribute to street clutter in the public realm;
- e. cause light pollution to nearby residential properties or wildlife habitats;
- f. have flashing illuminated elements; or
- g. impact upon public safety.

The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances.

Shroud advertisements, banners, hoardings / billboards / large outdoor signboards are subject to further criteria as set out in supplementary planning document Camden Planning Guidance on design.

New integrated signage will be provided around the pedestrian entrance. This is an enhancement to the existing 'stuck on' signage.

8.7.12 Policy CC3 - Water and flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and

f. not locate vulnerable development in flood-prone areas. Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable. The Council will protect the borough's existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore *The property is in Flood Risk Zone 1 and a Flood Risk Assessment is therefore not required (see Appendix C - Flood Risk Map). No changes to surface finishes is proposed as part of this proposal.*

8.7.13 Policy T2 Parking and car-free development

The Council will limit the availability of parking and require all new developments in the borough to be car-free. We will:

- a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;
 - b. limit on-site parking to:
 - i. spaces designated for disabled people where necessary, and/or
 - ii. essential operational or servicing needs;
 - c. support the redevelopment of existing car parks for alternative uses;
- and
- d. resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.

No changes are proposed to parking arrangements.

8.2 **Hampstead conservation area (Adopted 2001)**

From LB of Camden website <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead/>

8.8.1 Front Boundaries/Open Space

Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. Brick walls and piers, railings and hedges are enormously important to the streetscape and there is a rich variety of detail and materials in the area. There are a number of styles of front boundaries referred to in the text and these distinctive and attractive features should be retained and restored where they have been lost. A number of front gardens have been turned into parking areas and what should be a soft landscape with a path, possibly tiled, becomes a hard surface. The principle is not acceptable and further loss will be resisted. The introduction of security fences and electronic gates can also erode the character of the boundary.

The service entrance and associated pedestrian gate (consented) and the boundary fence wall will be greatly enhanced. The proposed boundary fence wall fits the local historic and current boundary wall types locally. This is an enhancement on the unoriginal, dilapidated and rotting timber fence currently located on the boundary. The CMP suggests replacement of the existing fence.

This proposal will greatly enhance the setting for public access and local cultural significance of grade I listed Keats House and through poet J. Keats and should be supported accordingly.

8.8.2 H1 - Archaeology

The Conservation Area coincides with an Archaeological Priority Area, designated by the Council in the UDP, which represents the core of medieval Hampstead. In accordance with Planning Policy Guidance Note PPG 16, the Council will seek to ensure the preservation of the archaeological heritage and promote its interpretation and presentation to the public. Within archaeological priority areas and on other sites identified as having archaeological potential, an archaeological desk based assessment report and/or field evaluation may be required to determine the impact of development upon archaeological remains. Where groundwork's are proposed, it is important that the Council's Conservation and Urban Design Team and the Greater London Archaeology Advisory Service at English Heritage are consulted to ensure adequate protection of such remains. (refer to UDP Policies EN41 & EN42).

An archaeological investigation was undertaken on site to investigate the entrance and character of former garden paths in 2001 (see attached). The archaeological report does not indicate findings on the affected proposed area.

8.8.3 H8 - Demolition

The removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted.

See above. The replacement of the unoriginal, dilapidated and rotten fence as suggested by the CMP is an enhancement.

8.8.4 H10 - Front Gardens/ Backland/Rear Gardens

Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area.

Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

The proposal is a subordinate development to the curtilage of the grade I listed building Proposed development including hard and soft landscaping enhances the definition of the urban context, improving accessibility, visibility and setting of the grade I listed building and the place as a historic local centre in urban terms.

The proposal will enhance the existing community asset and enhance the enjoyment of the museum's garden and the associated street scene.

8.8.5 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

The existing fence and gates are recent and not original. The existing fence height is retained in the proposed.

8.8.6 Shopfronts/Advertisements

H38 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally

signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level. The Council will also give consideration to 'corporate retail signage' and how this could be altered to enhance the appearance of the Conservation Area.

H39 Signage for other uses on residential streets should be appropriate in terms of scale for its location and respect the character of the Conservation Area.

Signage will be better integrated into the design than the existing.

8.8.7 H45 Trees and Landscape Design

All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.

H47 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

All trees on site are retained and no harm is done to the trees under the proposal. Better access to roots is seen as a positive for inspection of the trees where they are exposed. Below ground work will be hand dug or spade dug in respect of works within the Root Protection Area around trees.

8.8.8 Reconstruction and Interpretation from The Burra Charter 2013

<https://historicengland.org.uk/advice/planning/the-reconstruction-of-heritage-assets/selected-further-information/>

<https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

Article 1. Definitions

1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Article 20. Reconstruction

20.1 Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

20.2 Reconstruction should be identifiable on close inspection or through additional interpretation.

Article 22. New work

22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place or detract from its interpretation and appreciation.

22.2 New work should be readily identifiable as such but must respect and have minimal impact on the cultural significance of the place.

Article 25. Interpretation

The cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and engagement and be culturally appropriate.

The current wall is not original and damage or incompleteness to the wall not relevant; whereas incompleteness to the site as a whole is relevant. There are local precedents of the area of the original

P A U L V I C K

ARCHITECTS

period to the NW of Keats House and a short written statement of evidence regarding the front boundary wall of Keats House (see FN_19 and below). While the former is not specific to Keats House or its immediate neighboring properties and the latter not very detailed, both of these have been studied and drawn on to inform the design (ref Article 20.1). The boundary is clearly going to be a new wall and will be readily identifiable as such on close inspection by additional interpretation through the already consented gates, proposed subtle low level brick slips referring to Keats' poetry and improved existing signage. The approach and design then meet the articles identified above.

Appendix B - Recent planning history

From the LB of Camden website.

Note: Developments of a similar nature to the proposal are highlighted in **bold**.

Ref. Number	Site Address	Development	Decision
2019/1335/P	10 Keats Grove London NW3 2RR	Planning permission for new gates, waste, paving, wc fit out and lighting	Granted
2019/1518/L	10 Keats Grove London NW3 2RR	Listed building consent for new gates, waste, paving, wc fit out and lighting	Granted
2019/1337/A	10 Keats Grove London NW3 2RR	Advertising consent for new signage and one banner adjacent to the NE gate	Granted
2017/4201/L	10 Keats Grove London NW3 2RR	Alteration to boiler flue	Granted
2016/7148/L	4 Keats Grove London NW3 2RT	Internal alterations to partitions, doors, floors, ceilings, cornices and architraves, new ceiling to the stables and alterations to the second floor of the main house, refurbishment of the porch, alterations to fenestration, landscaping to front and rear, replacement of a chimney, replacement of the rear balustrade.	Granted
2016/6840/P	4 Keats Grove London NW3 2RT	Refurbishment of the porch, replacement of a chimney, alterations to fenestration, landscaping to front and rear, replacement of the rear balustrade to the existing residential building (Class C3)	Granted
2016/1121/P	Keats Grove London NW3 2RS	New bay extension to rear garden elevation proposed with heritage double-glazed painted Crittall windows and doors to match existing. New extension below existing bay proposed with heritage double-glazed painted Crittall windows and doors to match existing	Granted
2015/5640/P	2 Keats Grove London NW3 2R	Erection of garden building	Granted
2015/3642/L	10 Keats Grove London NW3 2RR	Installation of a picture hanging rail - installation of track lighting	Granted
2015/2312/L	3 Keats Grove London NW3 2RT	Construction of a glazed sunroom on an existing terrace to the rear of the building.	Granted
2015/0125/L	4 Keats Grove London NW3 2RT	Replacement of front porch, alterations to front and rear fenestration and internal works to enable conversion	Granted
2014/7932/P	4 Keats Grove London NW3 2RT	Conversion of 4 flats into 3 flats (1 x 3-bed, 2 x 1-bed), replacement of front porch, and alterations to front and rear fenestration	Granted
2013/5112/L	Flat A 4 Keats Grove London NW3 2RT	Internal alterations to form new wall and door openings, infill a door and relocate and remove existing partition walls, in connection with the creation of two additional bathrooms to flat at ground and basement levels (Class C3).	Granted
2010/6183/P	16 Keats Grove London NW3 2RS	Replacement of existing single glazed steel windows with double glazed steel windows	Granted

P A U L V I C K

ARCHITECTS

		on the front and side elevations of dwellinghouse (Class C3).	
2010/6062/L 2010/6030/P	24 Keats Grove London NW3 2RS	Creation of a door following removal of window to the front elevation of single family dwelling house, and various internal alterations to kitchen; joinery, flooring and removal of non original stove.	Granted
2010/4158/L	24 Keats Grove London NW3 2RS	Internal alterations to include removal and replacement of drawing room fireplace and conversion of dressing room to shower room to existing dwelling house class C3	Granted
2010/2348/L 2010/2340/P	Flat A 4 Keats Grove London NW3 2RT	Works in association with the erection of new enlarged timber shed/ garden room in rear garden (following demolition of existing garden shed) in association with Flat A 4 Keats Grove (Class C3).	Granted
2010/1085/C	6 Keats Grove London NW3 2RT	Demolition of existing boundary wall/fence facing Keats Grove and Heath Hurst Road at single dwelling house.	Granted
2010/0845/P	6 Keats Grove London NW3 2RT	Erection of boundary wall comprising steel railings, brick foundations and brick piers, to replace existing timber fencing and stone foundations, fronting Keats Grove, Heath Hurst Road and garage approach.	Granted
2009/4631/P	6 Keats Grove London NW3 2RT	Alteration and extension of existing garage building in association with its use as an outbuilding ancillary to the existing residential dwelling and landscaping	Granted
2009/0961/P	6 Keats Grove London NW3 2RT	Extension of existing balcony and associated railings at rear ground level to existing dwelling house, replacement of roughcast surfaces by render on front and side elevations, and excavation works to create enlarged lower terrace in rear garden	Granted
2008/3854/T	10 Keats Grove London NW3 2RR	FRONT GARDEN, CLOSER TO FRONT BOUNDARY: 1 x Lime - Reduce crown back to main union. ALONG FRONT BOUNDARY: 1 x Sorbus - Remove. ALONG BOUNDARY WITH No. 6 KEATS CLOSE: 1 x Red Chestnut - Remove. CENTRE OF THE FRONT GARDEN: 1 x Mulberry - Minor reduction SIDE GARDEN, ALONG BOUNDARY WITH No. 5 KEATS CLOSE: 1 x Acacia - Cut back the overhanging branch. REAR GARDEN, CLOSER TO CORNER OF THE BUILDING: 1 x Bay - Remove. ALONG BOUNDARY WITH No. 30 HEATH HURST ROAD: 1 x Ash - Crown reduction by 20%. ALONG BOUNDARY WITH No. 5 KEATS CLOSE: 1 x Maple - Crown reduction by 10%. GARDEN IN FRONT OF HEATH LIBRARY:1 x Magnolia - Remove. 1 x Plum - Remove. GARDEN IN FRONT OF HEATH	Granted

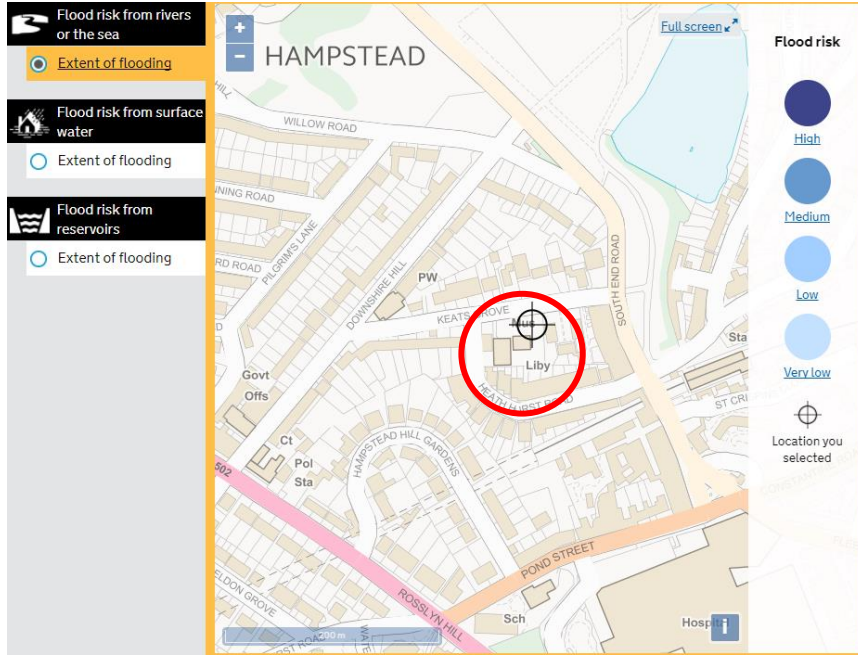
		LIBRARY, ALONG DRIVE WAY: 1 x Home Oak - Remove. 1 x Hawthorn - Reduce.	
2008/2516/L	Keats House 10 Keats Grove London NW3 2RR	Internal alterations of refurbishment and redecoration.	Granted
2007/5772/L 2007/5769/P	18 Keats Grove London NW3 2RS	Internal and external alterations to rear extension including replacement of pitched roof by new flat roof with new parapet, removal of internal kitchen walls, replacement of all windows with softwood framed sliding sashes, replacement of existing kitchen window with a larger window.	Granted
2007/3595/L	10 Keats Grove London NW3 2RR	Details of new lighting and fixings pursuant to conditions 2 of the listed building consent dated 03/09/2004 (2004/1859/L) for erection of toilet block and various alterations.	Granted
2007/3382/P	6 Keats Grove London NW3 2RT	Erection of iron railing gates at vehicular entrance.	Granted
2007/3395/L 2007/3393/P	3 Keats Grove London NW3 2RT	Excavation of section of rear garden patio area to lower the existing ground floor level by 700mm, alterations to lower ground floor windows and extensions to existing balconies at upper ground level in the rear elevation and various internal alterations to the dwellinghouse.	Granted
2006/2861/L 2006/2859/P	17 Keats Grove London NW3 2RS	Excavation of basement, erection of full-width rear ground floor level glazed extension and two-storey side extension (following demolition of existing two-storey side extension and rear ground floor level extension) with rooflight over, installation of rooflight in rear roof slope, alterations to fenestration, installation of gates to the front of the dwellinghouse and internal alterations.	Granted
2004/2147/P 2004/1859/L	10 Keats Grove London NW3 2RR	The erection of a single storey toilet block with assisted facilities in the rear garden adjacent to the rear elevation of the Library, new platform lift in garden, resurfacing of existing garden paths and construction of new paths and entrance gates.	Granted

Appendix C - Flood Risk Map

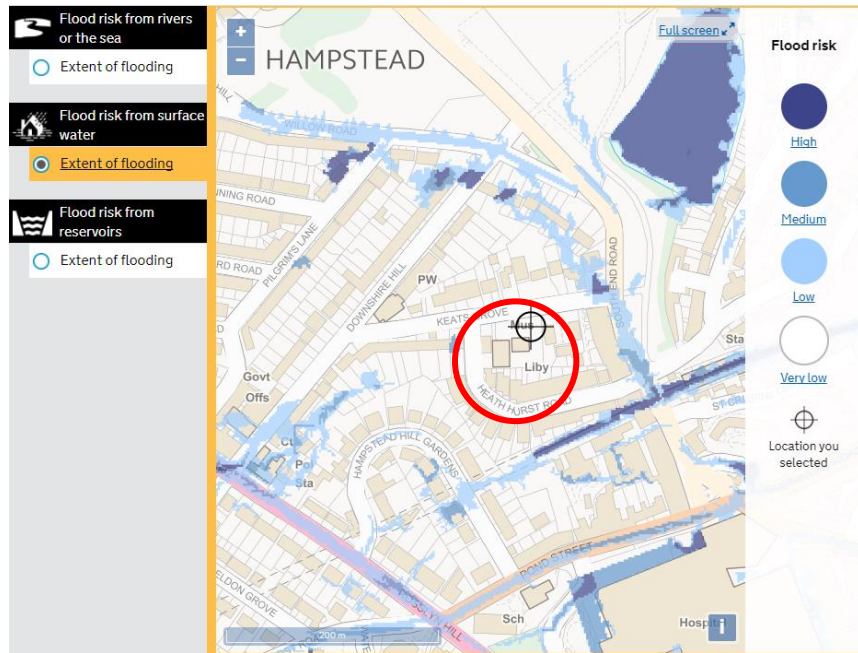
10.0 The property is in Flood Risk Zone 1 and a Flood Risk Assessment is therefore not required.

See <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=527118&northing=185681>

10.1 Flood Risk from surface water



10.2 Flood Risk from surface water



 The Site

Appendix D - Selected Bibliography

Design and access statements. How to write, read and use them, CABE, 2007.

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/design-and-access-statements.pdf>

National Planning Policy framework(NPPF) – March 2012

<http://planningguidance.communities.gov.uk/>

Flood Risk Map

From Environmental Agency website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=527118&northing=185681>

LB Camden Local Plan (adopted June 2017)

From LB of Camden website <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/planning-policy-documents/>

Hampstead conservation area (Adopted 2001)

From LB of Camden website <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/hampstead/>

END