

**Town & Country Planning Act 1990
SECTION 78 APPEAL**

**4 St Augustine's Road
London NW1 9RN**

PROOF OF EVIDENCE

JACK WARSHAW B.Arch. DipTP AADipCons. RIBA RTPI IHBC RPUDG

On behalf of
Mr Paul Godfrey of Zen Developments

November 2013



LPA Ref: 2013/1210/P
PINS Ref: 2204277

INTRODUCTION

Qualifications

1. I am Jack Warshaw of Wey House, Standford Lane, Headley Hampshire, GU35 8RH. I resided in London from 1965-1990. I hold the Degree of Bachelor of Architecture Diplomas in Town Planning and Building Conservation. I am a Chartered Specialist Conservation Architect, Chartered Town Planner, Member of the Institute of Historic Building Conservation and Recognised Practitioner of the Urban Design Group.

Experience

2. Founding Director, Conservation Architecture & Planning, 1991. London Local government, 1965-68 and 1970-91: architecture, planning and design. Education, 1968-70. Head, Conservation and Design, Wandsworth Council, 1983-91; co-ordination and direction, all heritage and design matters, including conservation areas, historic buildings, design control, enhancement schemes, grant aided projects, townscape, advert control, tree preservation, local plan policy development, UDP, SPG.

3. Diploma, Building conservation- Architectural Association. Current or recent work: advising government departments, local authorities, corporate and private clients, professionals and voluntary bodies. Historic and new build projects. Academic work, service to professional bodies. European Architectural Heritage Year Award; Civic Trust Commendation; Wandsworth Design Award. Architect to a number of churches.

4. Clients include: English Heritage, Department of National Heritage, Department of Environment, Ministry of Defence, London Planning Advisory Committee, Royal Town Planning Institute, UK and Irish local authorities and major companies. Author or co-author, publications include Wandsworth householder conservation and riverside guides, Whitehall Conservation Guide for Government Departments, RTPI Conservation Guide, The Ministry of Defence Conservation Manual and numerous others. Initiator and lead design advisor for internationally praised Battersea Square regeneration scheme. Promoter of numerous environmental and regeneration projects.

5. Conservation of Registered Parks and Gardens including Battersea Park. Conservation schemes: 18th century house and landscape at Winkfield Place; Conservation Plans for Cowdray Park, Midhurst, Sussex (Grade I, SAM), and the Roundhouse, (Grade II*) Camden. Urban design and historic building restoration, Prospect Quay, Wandsworth. Lead practice; 6 conservation area audits for City of Westminster including Trafalgar Square, Whitehall, and Westminster Abbey World Heritage Site. MoD term commission historic estate conservation. Building, appraisal and other projects in historic environments. English Heritage Strategy for Southwest England, Conservation Area

Appraisals: Milton Keynes; Hastings Town Centre; Kingston upon Thames and other authorities; 6 historic Irish towns; refurbishment of 1716 Grade II* building, Covent Garden; Church Centre for a Grade II* church in Berkshire, flats in conservation areas; important historic houses in England.

6. Expert witness commissions include heritage and design matters for local authorities, corporate, religious, professional, private and resident groups. Local appeal and call-in public inquiries, written representations and High Court proceedings.

Affiliations, academic and published work

7. Executive, Urban Design Group 1993-2012. Education and Technical Committees, IHBC. Learned societies. Chair, Applications Panel, Hampstead Conservation Area Advisory Committee, 1982-90. BSI Sub-Committee for BS 7913: Guide to The principles of the conservation of historic buildings. Lecturer, conservation and urban design. Published in learned journals. Contributions to written, spoken and visual media. External Examiner, MSc in Historic Conservation, Oxford Brookes University, 2004-8. Historic buildings Architecture and Planning panels, Irish Heritage Council. Evidence to House of Commons Select Committee on Urban Affairs, 2004. CABI/RTPI co-presenter, Design in the Planning System and Introduction to Design Appraisal. Member of the RIBA Conservation Register Assessment Panel.

Instructions

8. I was instructed in September 2013 to assess:

1. Whether the proposed development satisfactorily addresses relevant heritage asset policy and guidance whose objectives are ensuring appropriate development of the highest quality and preservation or enhancement of the character or appearance of the Camden Square Conservation area and;
2. Any other material considerations which might bear upon acceptability of the proposed development.

9. I have viewed and studied the site and surroundings and reviewed various background documents including the appellant's drawings, Design and Access/Heritage Statement and Computer Generated Images (CGI).

Appeal background

10. This appeal is against refusal by Camden Council (the Council) of an application to erect a new building on a triangular site at the junction of St Augustine's Road, Agar Grove and Murray Street. Comparison of the OS maps of 1894 and 1914 shows a pair of houses as having been demolished. The site has been vacant and derelict ever since.

11. Agar Grove is lined by similar 3 storey + semi-basement semi-detached villas dating from the 1860s. Both sides of the street have strong building lines and unity of design, although this rhythm is interrupted by two long 1950s blocks of flats at nos. 33-47.

12. The Southeast side of St Augustine's Road, i.e. the side adjacent to the appeal site is mainly lined with 3 storey + semi basement villas in simplified brick and stucco Italianate style. The Northwest side nearest the appeal site has 5 pairs of gable fronted stucco fronted villas, all with semi- basements and raised entrances.

The conservation area

12. The Camden Square Conservation Area (the CA) is an example of a planned estate developed gradually from the early part of the 19th century. The centrepiece was the formal composition of Camden Square with St Johns Church. Although the Square remains, the Church was demolished in the 1950s, depriving the area of its principal landmark and focal point.

13. The appeal site lies at the SW edge of the CA. A brick wall approximately 1.5m high surmounted by a higher chain link fence encloses the site. Immediately outside are numerous recycling bins and plant containers. The Council's Conservation Area Appraisal, 2011 identifies it as a negative feature whose redevelopment is encouraged. Nos 33-47 (odd) Agar Grove are also identified as negative features. The Appraisal's recommendation (5.3) to prepare a design brief for the appeal site has not been implemented.

Relevant planning history

14. The previous planning history as set out in the Committee report of August 2013 highlights 2 previous refusals, application Nos. **2008/4783/P** and **2010/6748/P**. **2008/4783/P** was recommended and refused by the Council and subsequently dismissed at appeal. **2010/6748/P** was recommended for approval by officers but refused by the Council. No appeal against this refusal was lodged. Both applications were refused for identical reasons except for the policy references:

The proposed development, by reason of its scale and design, would appear as an incongruous feature on this prominent site, failing to preserve and enhance the character and appearance of the Camden Square Conservation Area or the wider area...

15. The application the subject of this appeal **2013/1210/P** was refused on 22/08/2013, again contrary to the officers recommendation to approve, for closely similar reasons:

The proposed development, by reason of its scale, massing and detailed design, would appear as an unsympathetic addition to the street scene and would fail to achieve the necessary quality of architectural design befitting of this prominent site. As such it would neither preserve nor enhance the character and appearance of the Camden Square Conservation Area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Relevant Policy

Camden development policies – design and heritage

24.1 Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage* sets out the Council's overall strategy on promoting high quality places, seeking to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character.

DP24 – securing high quality design (relevant items emboldend)

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:

- a) character, setting, context and the form and scale of neighbouring buildings;**
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;**
- d) the provision of visually interesting frontages at street level;**
- e) the appropriate location for building services equipment;**
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;**
- h) the provision of appropriate amenity space; and**
- i) accessibility.**

16. Explanatory text

24.6 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality **contemporary design will be welcomed**. When assessing design, we will take into account government/CABE guidance *By Design – Urban Design in the planning system: towards better practice* and our own Camden Planning Guidance supplementary document.

24.7 Development should consider:

- **the character and constraints of its site;**
- **the prevailing pattern, density and scale of surrounding development;**
- **the impact on existing rhythms, symmetries and uniformities in the townscape;**

- the compatibility of materials, their quality, texture, tone and colour;
- the composition of elevations;
- the suitability of the proposed design to its intended use;
- 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.

DP25 Heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;**
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;**
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

17. Explanatory text

25.2 ...The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

Camden Planning Guidance/Design/Design Excellence – relevant extracts¹

2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.

2.9 Good design should:

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas;...

¹ <http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/camden-planning-guidance.en> (CPG1 Design 2013.pdf)

2.10

- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; ...

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration...

National Planning Policy (the NPPF)

17. The following paragraphs are relevant to this application:

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

58. Planning policies and decisions should aim to ensure that developments:

- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting...

131. In determining planning applications, local planning authorities should take account of:...

- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

137. Local planning authorities should look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance...

Issues

18. The overarching requirement of acceptability is Sec 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) as reflected within the Councils Policy DP25 b)

...only permit development within conservation areas that preserves and enhances the character and appearance of the area;...

19. Note however that this wording is both incomplete and incorrect in relation to Sec 72(1) of the Act which requires authorities to pay *...special attention to the desirability of preserving **or** enhancing the character **or** appearance of that area.*

20. To pay attention to something is just that; pay attention, and having done that, take your decision. Where, as in planning, multiple factors must be weighed, the decision does not have to accord with the thing to which you have paid attention. So paying *special* attention should be approached in the same way. Look at this factor especially, think about it very carefully. Having done so and weighed it with all other factors, take your decision.

21. It is worth noting the implicit choice in the wording of this section – preserve or enhance character or appearance, which ever is appropriate. So, for example if appearance is considered to be enhanced it must pass this test.

22. In this case I consider the primary test to be whether it is desirable to **enhance** the **appearance** of the conservation area. ‘Enhance’ because it is the right objective where some feature has been lost, thereby ruling out preservation. ‘Appearance’ because the site lies at the edge of the area, is most prominently seen from without and the appearance has long been marred by the visibility of the unattractive end walls beyond it, revealed by demolishing the pair of villas approximately a hundred and fifteen years ago, and which were not intended to be seen.

23. In order to pass this test the appearance of this part of the conservation area resulting from the proposed development must simply be considered to be better than it is now. The appeal site is particularly sensitive because:

- It lies in a conservation area
- It is clearly visible from some distance without
- It is common ground that the present “wound” in the townscape needs healing
- It is seen in conjunction with other groups of buildings which gave rise to the conservation area’s designation

24. The means of addressing these factors lies both in judgement of the design in context and in demonstrating its appropriateness. This should be through the

drawings, Design and Access/Heritage Statement, CGIs and other explanatory documents.

25. The context of greatest relevance is the closest groups of buildings within the conservation area. They display variations, e.g. in form, height, elevations, facing materials, fenestration, boundaries and various fine details.

26. To conserve is not the same thing as to preserve, restore or reconstruct. There is no suggestion or requirement in the Council's Conservation Area Appraisal, any other policy or authoritative guidance to copy a nearby existing building or any of its details on the application site, or to "restore" a lost building, as some objectors might appear to prefer, even if its original design were accurately recorded. Indeed the Council's policies the NPPF, English Heritage² and BS 7913 sec. 7.4.6 (see Appendix 1) all consider and welcome appropriate contemporary designs in historic contexts. As the context of the appeal site is not a homogenous group it further supports an approach of fine, contextual or innovative architecture.

27. The design, unlike previous applications includes a pitched roof at a similar angle to neighbouring houses. The Council's formal description of a five storey building did not amplify that the fourth floor is contained within this roof space, with a discreet band of inset windows at the eaves, or that the lower ground storey is largely concealed. However the officers' report acknowledges and comments on these elements at para. 6.21

28. The report also notes at para 6.25:

In terms of scale, the site is considered to be a "gateway" or entrance to the Conservation Area which can accommodate additional scale to "mark" the entrance. The parapet line and roof line are not dissimilar to the scale of building found along Agar Grove. The height of the proposed development is similar to the prominent height of buildings along St Augustine's Road... The local Conservation Area Advisory Committee have confirmed they have no objection to the proposed height and scale.

29. The term "scale" has been used here to mean size or volume, but an equal if not more important definition concerns the relationship of elements to one another. A contemporary contextual building's success largely depends on harmonising these elements, within the building and in relation to surroundings.

30. The Architect's Design and Access Statement (D&AS) shows both these relationships and those implicit in policy and guidance cited above as having been carefully considered. The concept design para 5.1 clearly confirms that the various elements of the design have been derived from carefully consideration of the forms, materials and details of the nearest building groups.

² <http://www.english-heritage.org.uk/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf> paras. 139-141

31. Subsequent paragraphs go on to explain that:

- It respects existing building lines
- It has a projecting entrance porch, acknowledging those of its neighbours
- The eaves and ridge lines closely match those of the major group on St Augustine's Road
- There is a lower ground floor and 'piano nobile' as with neighbouring villas
- A hierarchy of window heights and proportions is respectful of the existing buildings.
- Facing materials comprising a stucco base, London stock brick upper elevations and slate roof incorporating highly innovative photovoltaic slates.
- Rhythmic division of elevations respecting those of the semi-detached villas

32. The most significant variations from the existing villas are the modernist architectural language, addition of curved balconies and overall volume or bulk. The change to the appearance of principal views looking south towards the junction corner is shown on pages 30-37 of the Design and Access Statement.

33. On studying these comparative views together with context photographs from any other viewpoints and appreciating the palette and composition of materials, the Council's qualified officers were persuaded to recommend approval and should have the same effect on any higher level decision maker.

34. Notwithstanding that suggestion, if the greater volume of the proposed building remains in contention it should be addressed in further detail. Firstly it is common ground that the site does form a "gateway" or entrance to the CA as identified by the Council's officers.

35. Second, the architectural practice of placing larger, more exuberant or distinguished buildings at prominent places and junctions has probably existed since the dawn of planned urban creation. Certainly it was a feature of European Renaissance architecture, where such buildings were typically superimposed on tight, organic medieval layouts, as seen for example in the Piazza della Signoria, Florence, Italy. The popularity of Italianate domestic building design in 18th and 19th century English estate development owes much to Classical revivalism stemming from the Italian Renaissance.



Piazza della Signoria, Florence, Italy

36. Third, perhaps most persuasively, there must be thousands of examples of prominent corner or focal point sites throughout London and other cities worldwide where a well mannered building of larger volume, whether contextual or contrasting has made that site better for it. Examples within Camden and elsewhere, simply identify their uses in their design: churches as churches, pubs as pubs, dwellings as dwellings. More are illustrated at Appendix 3.



Keats Grove, Hampstead, Camden – church on triangular site terminating villas



Fleet Road, Hampstead, Camden 2 corner buildings larger/taller than adjacent terraces

37. Perhaps the best known UK example is No 1 Poultry, next to the Mansion House, City of London Conservation Area, where 9 listed buildings were replaced with a new complex of greater floorspace and volume designed by Sir James Stirling, allowed following a public inquiry in which much of the UK heritage community including English Heritage were ranged against it. I believe the resulting building, to which the then Inspector applied the term “masterpiece” is now accepted by many as having vindicated that label.



No 1 Poultry, London

38. It hardly needs further emphasis that the appeal site is vacant. In fairness, reserving judgement on a hypothetical 'authentic' reconstruction of a pair of period villas or some other smaller building as not 'wrong' does not make it the only or best option. In this instance a distinctive and legible building celebrates reclamation of this prominent site more effectively than a self effacing 'background' building.

39. Lastly, the remaining 'divergent' element of balconies at the apex is described, and in my judgement fully justified in the D&AS:

Substantial balconies are not a feature of the villa houses of the Conservation Area, which have gardens as their private amenity space. The balconies are therefore placed on the 'special' corner facing elevation of the building (not the

street front elevations). They take the form of interlocking semi circles on upper ground to 2nd floor and a single central semi circle on the top floor. They are to be white precast concrete to match the rendered façade of the west elevation. The balustrades have curved shaped flat steel balustrades that are aligned at right angles to the window wall. This arrangement gives the apartment a good view out through the balustrade looking west but a level of privacy from the streets either side to north and south. At the intersection of the two semicircles is a balustrade height deep planter with vertical rods above as a climbing frame for plants providing a privacy screen between balconies and living room windows. The overall effect is an exuberant quasi double turreted feature celebrating this very visible corner of the conservation area.

Conclusions

40. Sometimes decisions taken democratically are ill judged. That Council members chose to reject the advice of their professional officers in this case is unjustified by every objective measure or consideration in relation to relevant policy and guidance. Council officers' carefully considered report contained all information and analysis which should have led to approval. It is noteworthy that very few objections were submitted in respect of this proposal.

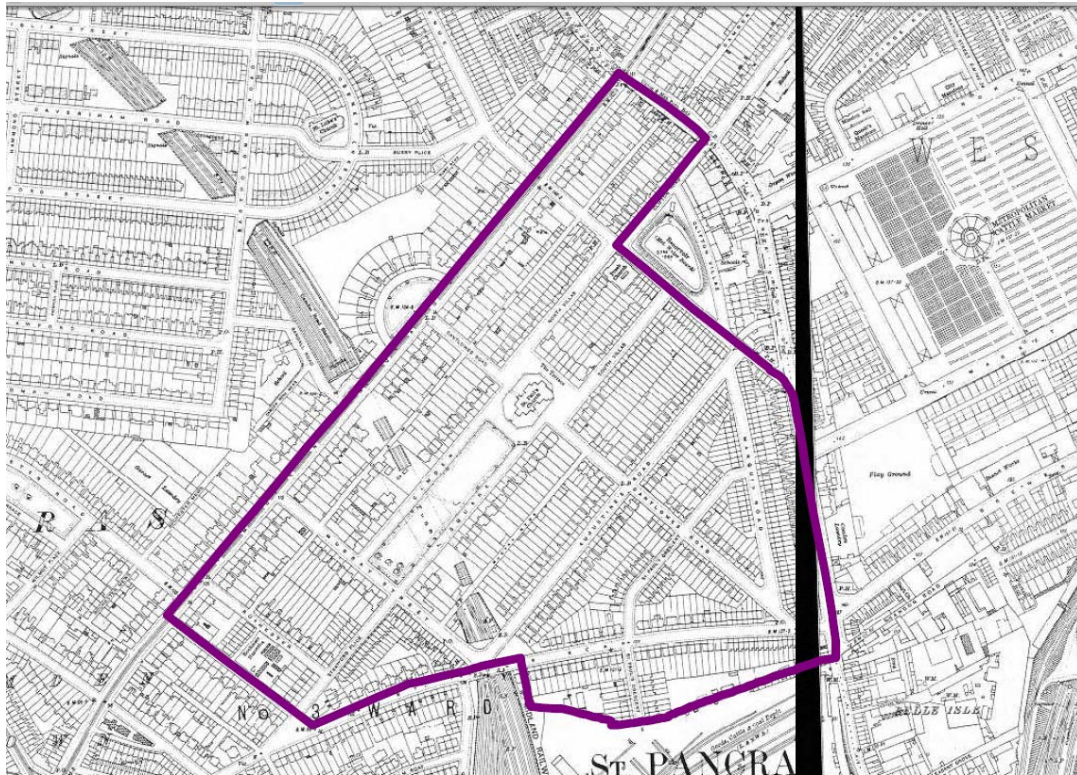
41. It is unlikely that, in contrast to officers, voting Members actually read the Design and Access Statement, a model of its kind, which embraced heritage asset constraints and considerations not previously seen even in the Conservation Area Appraisal. Had they done so they might have agreed with officers that the design rigourously and successfully takes due account of the identified planning policy framework and other material considerations.

42. I consider that there are no material considerations which should outweigh the duty to determine this application in accordance with relevant policy. I respectfully invite the Inspector to allow this appeal.

JACK WARSHAW

November 2013

APPENDIX 1 – MAPS



1914 with CA boundary



Current O S with CA boundary



1894 detail



1914 detail



Aerial photograph of Camden Square Conservation Area and surrounding development – appeal site arrowed

APPENDIX 2

EXTRACT - BRITISH STANDARD 7913 GUIDE TO THE PRINCIPLES OF THE CONSERVATION OF HISTORIC BUILDINGS

7.4.6 Criteria for new buildings in historic settings

The architecture of any new building should be appropriate to, and influenced by, its site. In addition to the criteria listed in 6.4.3 and 6.4.4, the following points are recommended.

- a) Such buildings should be designed for a long life and soundly constructed of durable materials chosen to suit their context. They should be so planned that they are capable of alteration and adaptation in response to changing needs in the future.
- b) Wherever possible, existing cellars, foundations and other remains should be retained, incorporated and used, and archaeological disturbance kept to a minimum.
- c) Historic settlement patterns, plot boundaries, pedestrian routes and enclosures should be respected, as should the form, texture, grain and general character of the site, settlement or conservation area as a whole.
- d) New buildings should be designed with due regard to their site and surroundings using materials that will weather and age well and settle into their place in the townscape.
- e) In exceptional circumstances, where there is a gap in a formal scheme, for example, it may be appropriate to rebuild or build anew to a pre-existing or reconstructed design.

There can be no simple prescription for good architecture beyond the Vitruvian precepts of 'commodity, firmness and delight'. Good new buildings in historic settings should not merely be fashionable or photogenic, but should stand the test of time. Mere conformity to restrictive formulae or the dressing of modern structures in traditional guises may fail to produce architecture of good repute. Consistency and continuity can, on the other hand, be as important within a group of buildings as within a single building and, as with alterations, new buildings should not draw attention to themselves disproportionately.

In much the same way that successful artists have regard to the settings in which their works are to be placed and respond positively to the constraints which these contexts impose, so good buildings in historic settings depend ultimately on the knowledge, ability and intellectual ambition of the architect.

7.5 The preparation and management of repair and other work

7.5.1 Inspection, survey, research and investigation

The specification of repair and other work should be based on a genuine understanding of the building as a whole. It should follow from an inspection, such as a five-yearly inspection, and be informed by adequate measured survey drawings. If this basic information does not exist, the necessary inspection and measured survey work should be undertaken.

It will frequently be necessary, particularly where complex historic buildings are concerned, to undertake documentary research and physical investigation of the fabric, and of the site, including, in some cases, above and below ground archaeology, so that the historical development and construction of the building can be understood. Such physical investigation should be careful and as non-destructive as possible, and the results should be properly recorded. Preliminary investigation can, however, never entirely eliminate the possibility of unexpected discoveries during the course of building operations.

It may also be necessary to carry out more detailed survey work and to produce large scale measured drawings of details, as a basis for the detailed design and specification of work.

7.5.2 Approvals and consents

When a package of work, which can include elements of repair, restoration, alteration and new work, has been conceived, it can be described by means of small scale drawings and an outline specification. These should provide a basis for consultations with statutory and other bodies, and for any necessary approvals, clearances or statutory consent procedures.

7.5.3 Costs, funding and feasibility

Outline proposals can also provide a basis for the preparation of an initial cost plan from which initial cost for the work as a whole can be built up by estimating costs of the various elements within it.

NOTE. The initial cost plan can provide a reasonable basis for assessing whether the work can be afforded, and for seeking funds if necessary. Assembling finance can be a long task, and allowance may need to be made for inflation. The cost of professional and statutory fees, as well as VAT, should not be neglected. (See annex B.)

APPENDIX 3
PHOTOGRAPHS



Mid Apex view



Apex view



S Augustines Road from E



S Augustines Road group view



St Augustines plaque No. 4



S Augustines adj



Murray St near junction



Agar Grove view from E



Agar grove long view from E



Agar Grove long view from W



Nottingham



St Pancras Station



Flatiron building, New York



Cambridge



No 1 Poultry



Piazza della Signoria Florence



Westbourne Terrace London



Tufnell Park Rd Camden



Fleet Road Hampstead Camden



Keats Grove Hampstead



Highgrove Road S Hampstead



Grafton Terrace Camden