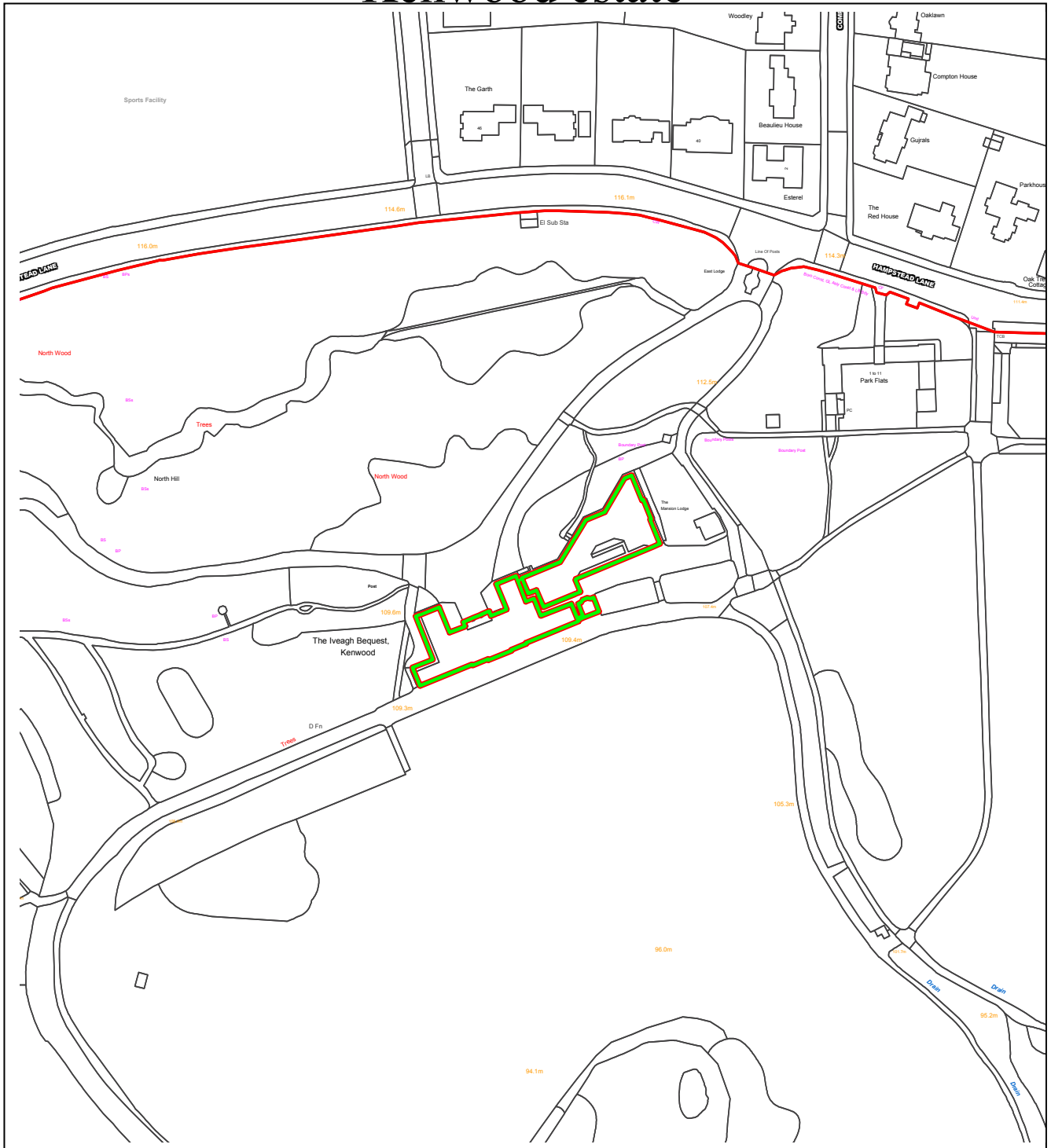
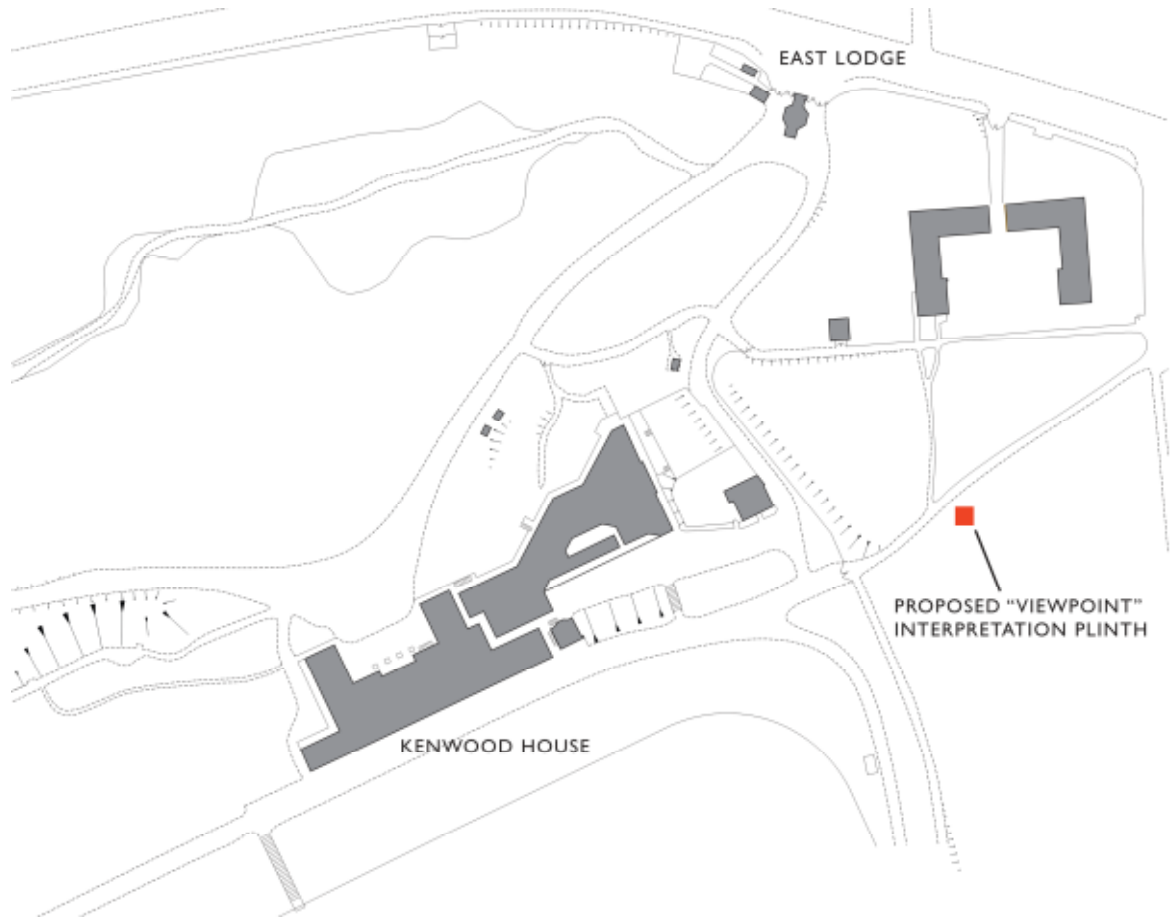


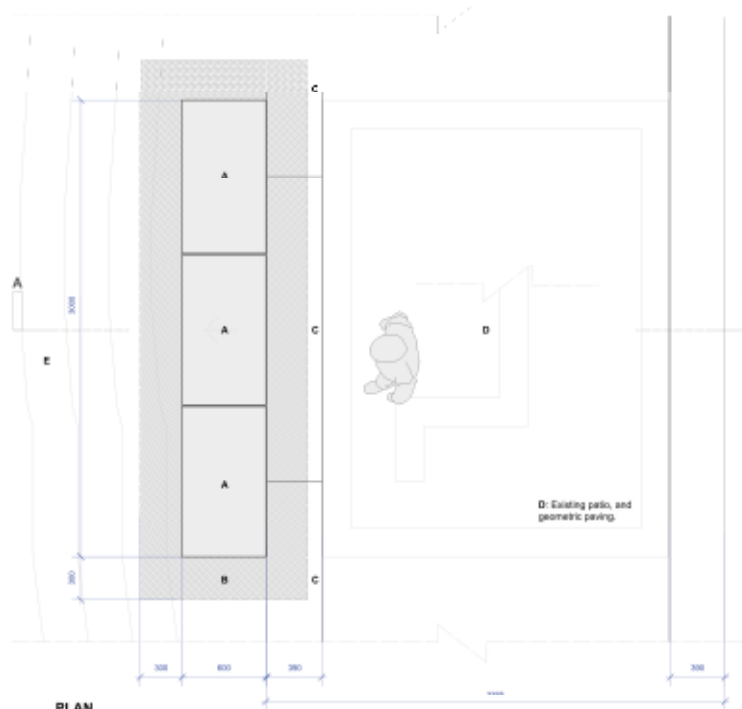
2016/1243/P, 2016/2249/L- Kenwood estate



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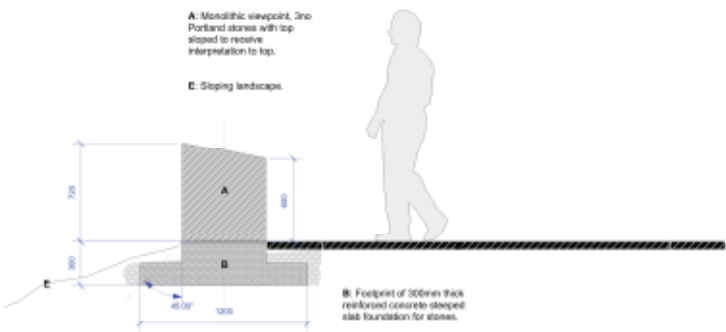
2016/1243/P- Kenwood estate





PLAN

A: Monolithic viewpoint, 3no Portland stone with top sloped to receive interpretation to top.
E: Sloping landscape.



SECTION A-A

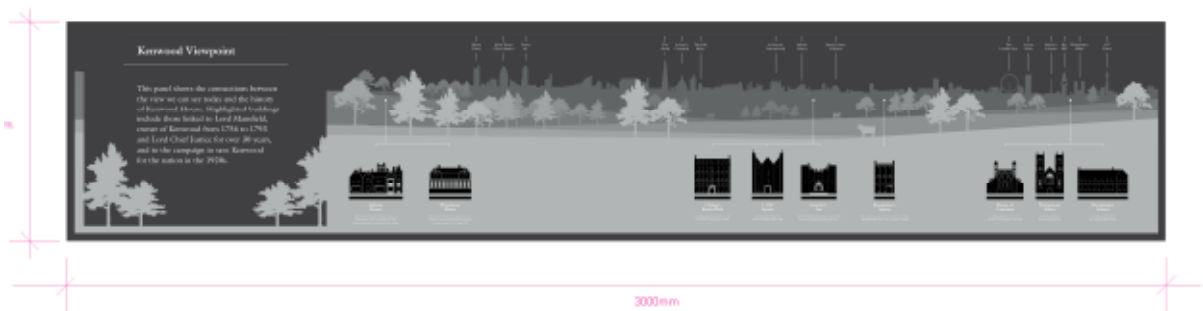
B: Footprint of 300mm thick reinforced concrete stepped slab foundation for stones.



D: Existing patio, and geometric paving.

C: Paving at edge to be removed to enable foundation to be installed. New Portland edge paving to patio to replace damaged and removed sections.

20/08/2015 scale 1:20 @ A3 Kenwood Viewpoint GA KV_GA_01



Proposed plinth and interpretative panel



Previous gazebo structure



Proposed plinth

Delegated Report		Analysis sheet	Expiry Date:	29/04/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	20.5.16
Officer			Application Number(s)	
Charles Thuaire			2016/1243/P, 2016/2249/L	
Application Address			Drawing Numbers	
Kenwood House Hampstead Lane London NW3 7JR			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of a panoramic interpretation viewpoint panel in metal on a 3m long Portland stone plinth on the site of former gazebo in the so-called Stable Field				
Recommendation(s):		Grant planning permission and LB consent		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Press advert and site notice expire 20.5.16- no responses					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Historic England</u>- authorisation granted to determine LB application</p> <p><u>GLAAS</u>- no impact on archaeological remains thus no conditions necessary.</p> <p><u>Highgate CAAC</u> object- has considerable reservations about the design of this display panel. The design is too heavy and intrusive in white Portland stone; it is 3 metres long hardly a negligible intrusion in the landscape at this sensitive point. This is awkwardly designed and out of keeping with the surroundings and thus to the detriment of the CA at a very sensitive and important location. A waist high slender metal support for the panorama would be a better solution. Moreover we doubt if any wheelchair borne visitor would be able to be get near enough to see the engraved materials and it does not co-ordinate well with the repaired pavement. <i>See section 2 below in Assessment</i></p> <p><u>Hampstead CAAC, Heath and Hampstead Society, Superintendent of the Heath</u>- no response</p>					

Site Description

Site is the former 'Kenwood gazebo' viewing point on Hampstead heath, to the east of Kenwood House and estate, south of the main entrance to Kenwood and Heath from Hampstead Lane, and to the west of Athlone House. Kenwood House is a Grade 1 listed building and the estate is a Grade 2* registered park and garden. The site is within the Kenwood estate, in an Archaeological Priority Area, and on Hampstead Heath Public Open Space and Metropolitan Open Land (MOL). It is not in a conservation area. The site is owned by English Heritage.

It represents the Strategic View point to St Paul's cathedral and is identified by the London View Management Framework as the location for a view described as a 'London Panorama', one of the six in the Inner London National Character Area as defined in the London Plan.

Relevant History

none

Relevant policies

National Planning Policy Framework

London Plan 2016

Local Development Framework Core Strategy and Development Policies

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP24 Securing high quality design

DP25 Conserving Camden's heritage

Assessment

1. Proposal-

1.1 English Heritage proposes to install a viewpoint plinth with a metal-etched panel displaying a panoramic view of London to interpret the protected view of London. The proposed viewpoint will be installed on a square pavement area which was previously covered by a modern pagoda-style gazebo which incorporated a similar plinth with a panoramic view panel, and which was removed about 3 years ago. The new panel will be a long low plinth in light cream Portland stone, 3m long, 600mm wide and max 720mm high. It will incorporate an etched metal panel on the sloping top, illustrating and interpreting the panoramic view. The interpretation will be at a suitable height, taking into consideration that it needs to be accessible to the young and visitors using a wheelchair. The etched panel will illustrate the view of the London townscape giving prominence to the key historic and modern buildings which can be seen from this location. It will also provide separate, small images of the buildings which played a part in the lives of the owners of Kenwood throughout the centuries.

2. Issues- the sole issues are design and impact on the heath and heritage assets.

2.1 It should be noted that there was previously a pagoda structure here with a metal panel erected in the 1980's. The proposal is to replace this with a new updated interpretative display for this key viewpoint across London. The applicant's statement says- 'The viewing point has been enjoyed and appreciated by Kenwood visitors but the orientation board and pagoda had to be removed for health & safety reasons. This lack of interpretation has weakened the heritage value of the view. For this reason English Heritage proposes to install a new, updated plinth which will draw attention to the view and point out the key buildings which can be seen from this location, linking these to the history of Kenwood House and its owners'. They say that it will complement the new interpretative scheme proposed for Kenwood House.

2.2 The proposed interpretation viewpoint is a small-scale feature which is highly site specific and has a clear historical or conceptual connection to its location. The stone plinth in size and design is much smaller and less intrusive than the previous metal gazebo structure, albeit the previous metal display panel was smaller. The stone plinth blends in with the existing stone pavement and over time the stone will weather down to reduce its bright colour. In long views, the structure will be barely visible and will blend in with the landscape.

2.3 It is considered that, due to its natural materials, simple design and small scale, it will have no detrimental impact on the character of the heath and its natural landscape nor on the setting of the grade II listed Kenwood estate; it will not be visible from the Grade 1 listed House so will have no impact on that. As it is not a building, it maintains the openness of the landscape and is necessary for the enjoyment of open space, it does not conflict with any policies and guidance on Open Space and MOL. It will not harm any adjoining conservation areas, the nearest being Highgate CA on the eastern boundary of the heath with Athlone House, due to its small scale and distance away from them.

2.4 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.5 There will be no impact on pedestrian flows, trees, ecology, archaeology (due to the shallow foundations) or amenities of nearby buildings. The panel will be accessible to people with disabilities, indeed more so than the previous gazebo panel which was higher and not at a sloping angle.

3. Recommendations- grant permission and consent

The decision to refer an application to Planning Committee lies with the Executive Director Supporting Communities. Following the Members Briefing panel on Monday 4th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ms Lauryn Etheridge-Carter
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Application Ref: **2016/1243/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 June 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Kenwood House
Hampstead Lane
London
NW3 7JR

DECISION

Proposal:

Installation of a panoramic interpretation viewpoint panel in metal on a 3m long Portland stone plinth on the site of former gazebo in the so-called Stable Field

Drawing Nos: location plan, viewpoint interpretation plinth site plan ABG/1, KV-GA-01, etched panel image, photos of Portland stone samples, photo of previous gazebo, photomontage of proposed plinth, plinth specification sketch, Kenwood Viewpoint Interpretation SK01 sketch and specification sheets, 'viewpoint interpretation structure' 1:20 section/elevation, Heritage Statement

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

Condition(s) and Reason(s):

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

Executive Director Supporting Communities



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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans- location plan, viewpoint interpretation plinth site plan ABG/1, KV-GA-01, etched panel image, photos of Portland stone samples, photo of previous gazebo, photomontage of proposed plinth, plinth specification sketch, Kenwood Viewpoint Interpretation SK01 sketch and specification sheets, 'viewpoint interpretation structure' 1:20 section/elevation, Heritage Statement

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

Ms Lauryn Etheridge-Carter
English Heritage
1 Waterhouse Square
138-142 Holborn
London EC1N 2ST

Application Ref: **2016/2249/L**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

28 June 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Kenwood House
Hampstead Lane
London
NW3 7JR

DECISION

Proposal:

Installation of a panoramic interpretation viewpoint panel in metal on a 3m long Portland stone plinth on the site of former gazebo in the so-called Stable Field

Drawing Nos: location plan, viewpoint interpretation plinth site plan ABG/1, KV-GA-01, etched panel image, photos of Portland stone samples, photo of previous gazebo, photomontage of proposed plinth, plinth specification sketch, Kenwood Viewpoint Interpretation SK01 sketch and specification sheets, 'viewpoint interpretation structure' 1:20 section/elevation, Heritage Statement

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

Conditions And Reasons:

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

Executive Director Supporting Communities



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

- 2 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DECISION