

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29/04/2016</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		20.5.16	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuaire				2016/1243/P, 2016/2249/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Kenwood House Hampstead Lane London NW3 7JR				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
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							
<b>Recommendation(s):</b>		Grant planning permission and LB consent					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Press advert and site notice expire 20.5.16- no responses					
<b>CAAC/Local groups* comments:</b> <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 4<sup>th</sup> 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***