



Mr Samir Benmbarek
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Direct Dial:

Our ref: L01053030

9 April 2019

Dear Mr Benmbarek

Arrangements for Handling Heritage Applications Direction 2015

KEATS HOUSE MUSEUM, 10 KEATS GROVE LONDON NW3 2RR Application No. 2019/1518/L

Thank you for your letter of 20 March 2019 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Keats House (10 Keats Grove) is a Grade I listed building located within the Hampstead Conservation Area. Formerly known as Wentworth Place, the building was constructed as a semi-detached pair of houses with a shared garden in c.1815-1816 for the antiquary & critic Charles Wentworth Dilke and writer Charles Armitage Brown and combined into a single property c.1839. The building has a very high degree of historical significance due to its direct association with the poet John Keats, who stayed in the eastern part of the house from 1818-1820. The building now operates as a house museum, having been saved from demolition by charitable subscription and subsequently opened as a memorial to Keats in the 1920s. The adjoining Keats House Library (10a Keats Grove) is listed separately at Grade II.

The current proposals include new entrance gates, landscaping works including paving and external lighting, a new bin store and refurbishment of the existing external WCs. It is also proposed to relocate the existing pathway from the gate to the north-east of the site to run parallel to the east wall, in line with the historic layout of the garden. No works are proposed to the main house.

Paragraph 193 of the National Planning Policy Framework states that 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 (and the more important the asset, the greater the weight should be)'. Paragraph 200 recommends that opportunities are sought for new development within the setting of heritage assets to 'enhance or better reveal their significance'.



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In our view, the proposals would not have an adverse impact to the significance of the Grade I listed Keats House. We recognise the need to balance the requirements of the museum with the preservation of the site's verdant setting, and welcome the creative interpretation of the historical significance of the site through the incorporation of poetry into the sliding metal gates. We also welcome the proposed relocation of the existing bin store to a more discreet location. The preparation of a Conservation Management Plan, in consultation with your authority, should provide a sound framework for the management of this highly significant site. We recommend that your authority considers any impacts to the character and appearance of the Hampstead Conservation Area in line with your specialist conservation advice.

Recommendation

Historic England has no objection to the application on heritage grounds. In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your Authority should determine the application in accordance with national and local planning policy and in consultation with your specialist conservation advice. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority. The full GLAAS consultation criteria are on our webpage at the following link: <https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

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