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Mr Paul Vick
 Paul Vick Architects
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By email

www.camden.gov.uk/planning

Dear Mr Vick

Re: Keats House, 10 Keats Grove, London, NW3 2RR

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 22nd February 2018 together with the required fee of £1,218.00

1. Drawings and documents

A/P 001	Location Plan
A/P_002	Site Aerial Photo
AP_003	Existing- Street View
A/P_004	Existing- Street View
A/P_005	Existing- Street View
A/P_006	Existing- Street View
A/P_007	Existing- Street View
A/P_008	Existing- Street View
A/P_009	Existing- Street View
A/P_010	Existing- Street View
A/P_011	Existing- WC's View
A/P_012	Existing- Accessible WC's View
A/P_015	Existing Keats Grove- Evening Lighting Precedents
A/P_020	Existing- East Entrance from Keats Grove
A/P_080	Site Analysis- Historic Main Entrance
A/P_081	Site Analysis- Sun Paths
A/P_082	Site Analysis- Views
A/P_100	Existing- Site Plan
A/P_110	Existing- North Elevation
A/P_200	Proposed- Site Plan
A/P_201	Proposed- Site Plan
A/P_210	Proposed- North Elevation
A/P_211	Proposed- North Elevation
A/P_270	Proposed- Lighting Site Plan
A/P_303	Proposed- East Entrance from Keats Grove
A/P_304	Proposed- East Entrance from Keats Grove, pedestrian access open
A/P_305	Proposed- East Entrance from Keats Grove, gates open
A/P_500	Proposed- New Gates to North- East Access Detail
A/P_510	New Handrail to North Pedestrian Access

702, FN_011a Outline Planning, Design and Access Statement
 702 Research Study- Historic Development
 702 Sunrise and Sunset Table and Keats House Opening Hours

2. Proposal

Alterations and remodelling to existing service entrance; alterations to pedestrian gate with associated alterations; reconfiguration and redesign of existing path with associated alterations and refurbishment of existing WC facilities within Grade I listed site

The proposed works are as follows:

Alterations and remodelling to existing service entrance

- Removal of existing timber gates and replacement with metal gates with wider opening;
- Remodelling of entrance to provide for the existing lime tree;
- Installation of signage and lighting to new gates and visitor counting mechanism;
- Removal of existing waste/recycling store at north-eastern corner of site with new bin store provided to west of north-eastern entrance with associated timber gates for access to street and recycling to be relocated to rear of site;
- Repaving of existing waste/recycling storage area; paving to new refuse area and repaving to front of new entrance.

Alterations to pedestrian gate with associated alterations

- Replace existing (unoriginal) gate with new metal gate to match the design of the proposed north-eastern gate
- Replace existing metal handrail with new handrail in same finish to new pedestrian gate

Reconfiguration and redesign of existing path with associated alterations

- Rerouting of path to along the direction of the original path and replacing curved element of existing path with lawn;
- Creation of a soakaway;
- Installation of low level lighting along path to visitor entrance;
- Replacement of existing gravel finish with York Stone to match existing paving elsewhere on site.

Refurbishment of existing WC facilities

- Refurbish interior of the WCs and retention of existing accessible W/C.

3. Site description

The application site is a Grade I listed site located on the southern side of Keats Grove that contains the two storey building Keats House (No. 10 Keats Grove) with the a library building located to the west (No. 10a Keats Grove). Both sites are used in conjunction as a museum and literary centre in association with the poet John Keats who resided within No. 10 between 1818- 1820.

The description to the Grade I listing of the site is as follows:

“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.”

The green space within the curtilage is also designated as Parks and Gardens of Special Historic Interest. The site is located within the Hampstead Conservation Area. The immediate area of the site is residential and suburban in character with building types predominantly being dwelling houses. Commercial uses are located nearby along the southern end of South End Road nearby Hampstead Heath Overground Station located approximately 200m from the site. The site is also in close proximity to designated Metropolitan Open Land (MOL), which is located approximately 100m away as the eastern end of Keats Grove fronts onto the south-western point of Hampstead Heath.

4. Relevant planning history

No planning application history.

5. Relevant policies and guidance

[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

A1- Managing the impact of development

A2- Open Space

D1- Design

D2- Heritage

CC3- Water and flooding

T1- Prioritising walking, cycling and public transport

[Camden Planning Guidance](#)

CPG1 (Design) (Updated March 2018)

CPG6 (Amenity) (Updated March 2018)

CPG7 (Transport)

[Hampstead Conservation Area Statement 2001](#)

6. Introduction

This written response is based on the drawings submitted in the “Drawings and Documents” section, a site visit and pre-application meeting conducted on 12 April 2018. Should the pre-application scheme be altered, some of the advice given may become redundant as a result of this. This advice may not be considered relevant if adopted planning policies at national,

regional or local level are changed or amended. Other factors such as case-law and subsequent planning permission may affect this advice.

7. Design, Conservation and Heritage

Policy D1 seeks high quality design in all alterations and developments. The Council will require that development respects the local context and character and are of high quality that compliments the local character. Furthermore, policy D2 will preserve and, where appropriate, enhance Camden's diverse heritage assets and their settings including conservation areas. The importance of this is emphasised further within this site due to its Grade I listed status.

The Council will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them. Listed status also extends to any object or structure fixed to the listed building, and any object or structure within its curtilage which forms part of the land.

As stated in CPG1 (paragraph 4.7), alterations should always take into account the character and design of the listed property and its surroundings. Closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Although Keats House and its gardens are in present use as a curated visitor attraction, its setting is that of a large house within a large private garden. This setting is also considered to contribute to the special and architectural interest of house along with its historic connotations. The neighbouring sites are also of a similar setting (residential dwelling within large gardens) to that of this listed site, which contributes to an attractive and leafy suburban surrounding, which contributes to the character of the Hampstead Conservation Area.

It is acknowledged that the proposed works seek to highlight the visitor attraction to the public through brand presence along with maintenance and improvements works to the gardens and the WCs. However, this needs to be done carefully in order to not compromise or harm the unaltered character of the listed building and gardens, or in turn the residential suburban character of the street. The streetscene is characterised by large front gardens with either timber front boundary walls or the use of brick with some featuring metal railings.

Alterations and remodelling to the existing service entrance

The proposal seeks to remodel the existing front (northern) boundary wall at the north-eastern part of the site by relocating back this part of the wall by a depth of 1.4m from the existing boundary line. The portion of the boundary affected would be at a width of approximately 7.6m (nearly 12.5% of the front boundary width) and this is intended to provide space and appreciation to the existing lime tree. The remodelling of the route of the front boundary wall is considered acceptable in design terms.

The choice of metal for the proposed new sliding gates an incongruous element which is considered to be neither harmonious with the existing remainder of the timber fence, nor the character of Keats Grove. This use of metal is considered to be detrimental to the special and architectural interest of the listed building for this reason. Furthermore, as there is no use of metal to the scale proposed (in comparison to the established use of metal railings featured along the streetscene) and it would appear that the proposed material would be competing with the established materials present within the streetscene, therefore detracting from the character of the surrounding conservation area. It is strongly recommended to use timber for the proposed gates, as it would help retain its existing appearance while bearing a relationship to its residential setting.

2x proposed signage flags are proposed on either side of the proposed sliding gate at a height of 3.2m from ground level (1m higher than the terminating height of the front boundary wall). It is considered that 2x is excessive and that 1x flag would be more suitable for its residential setting. The proposed brochure holders and lettering by the gate is considered acceptable although the lettering would be hard to achieve on timber gates, which is the strongly advised choice of material as mentioned previously. Any signage would require separate advertisement consent.

The Council does not support the up lighting of the existing lime tree as this is considered an unnecessary and alien feature and could be harmful to drivers traversing along Keats Grove. The repaving of the entrance is acceptable subject to the use of York Stone as it is an original material used within the site. Some of these works would be undertaken by the Council as it is along the public highway (please refer to section 10).

The relocation of the existing bin stores from the north-eastern corner to the other side of the proposed sliding gate and the associated timber gates is considered acceptable with an appropriate choice of timber for the gates. The bin store would not be visible as it would be discreetly located behind the timber gates.

Alterations to pedestrian gate

The use of metal is not supported for the same reasons as described for the service gate. The use of timber for the pedestrian gate is strongly encouraged to maintain its suburban and residential setting throughout the front boundary of the site. The use of timber for both gates simultaneously would also not appear awkward and bear a relationship with each other (and the proposed gates for the refuse).

The removal of the existing handrail and the installation of a new handrail with the same finish (but without the supporting brackets) is considered appropriate and it will help maintain the existing appearance of the pedestrian path.

Reconfiguration and redesign of existing path

The proposed rerouting of the eastern path is considered an appropriate alteration that would not significantly alter or affect the setting of the site. Furthermore, the repaving of the path is considered acceptable in principle subject to the use of York Stone as the material. Details including a sample of the proposed paving, both as new and as weathered, should be provided to the Council within the application submission.

The rerouted path would be proposed to be washed with light at ground level. This is considered unacceptable in principle as it is a modern element within a historically important site and to introduce this would materially alter its historic setting. Furthermore, this is considered to be an untypical feature seen within a residential setting and would detract from the suburban character of the conservation area.

The rerouting of the path is intended to avoid the route to Keats House from being flooded that has occurred in the past. In association with the rerouting, a soakaway would be proposed where the existing path was positioned. This is considered acceptable as the soakaway would be located underground and would not be visible.

Refurbishment of existing WC facilities

As the WC block is a modern structure and the proposal are internal, these works are acceptable.

Overall, the design of the proposal needs to take into account that the site is located within a suburban and residential setting. Although it is acknowledged that application site is a visitor attraction, at foremost it is a historically important building and some of the works proposed

need to be amended or omitted from the proposal in order for the scheme to have a limited impact upon the listed setting of the building and site.

8. Open Space, Trees and Landscaping

Policy A2 of the Camden Local Plan seeks to protect all designated public and private open spaces. In particular, part f of policy A2 states that the Council will conserve and enhance the heritage value of designated open spaces and other elements of open space, which make a significant contribution to the character and appearance of conservation areas or to the setting of heritage assets.

The soakaway, and the rerouting and repaving of the path on the open space is not considered to harm the setting of the designated open space. If the advice and considerations as detailed in the previous section are adopted within a subsequent submission, it is considered that the boundary wall alterations would cause less harm to the setting of the open space than the current proposal.

There are no objections to works in respect to trees and landscaping, subject to arboricultural report to be submitted with the planning application detailing measures for the protection of the tree by the boundary during the works and other trees in the site highlighted.

All details of soft and hard landscaping (including samples) should be provided within the planning application.

9. Adjacent Residential Amenity

Policy A1 of the Camden Local Plan seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.

It is considered that the proposed building would not impact upon the residential amenity of neighbouring occupiers due to the minimal physical scale of the works and no upward or outward extensions are proposed.

10. Transport and Servicing

Cycle Parking

Although there is no policy requirement to provide cycle parking, it is welcomed by the Council the retention of the 2x cycle parking spaces, as it will help encourage visitors to cycle to the site. Wall hooks are proposed, which are considered to not work well due to the physical exertion of users having to lift the bikes in place. It is recommended to use apparatus in which the user can fully secure and easily lock a bicycle to, with access to be able to secure the front and rear wheel of the frame.

Proposed Lighting

Although mentioned previously as not supported by the Council (for the up lighting of tree and the path), any proposed lighting direction of any lights will need to be indicated on the proposed plans to ensure that these do not point outwards or spill onto the public highway as this can be distracting to drivers.

Highways Works

Any works at the front of the site (along the highway) will be undertaken by the Council at the applicant's expense in order to unite both the design of the pathway and hardstanding within the site and the footway to the north. These would be done by signing a S106 legal agreement with the quote being provided from the Council's engineer. The two options available as discussed at the meeting are:

- A) Just the alteration to the footway by the entrance of the site, replacing the existing asphalt with York Stone;
- B) Alteration to the remodelled entrance and along the whole frontage of the site.

Disabled Parking Bay

The Council raises no objections and welcomes the retention of the disabled parking bay nearby the altered north-eastern gate.

11. Sustainability

Details including specifications, manufacturing details and proposed sections of the soakaway should be provided.

12. Accessibility

All paths should be a minimum of 1.5m wide to accommodate for users with wheelchairs and associated clearance space. It is recommended that the altered path to the east of the site should be widened by an additional 0.25m to provide a path from the street to Keats House with the minimum width required.

It could be justified not to extend the width of the path from the pedestrian gate, as wheelchair users would be unlikely to use this route due to the existing steps as part of the route and the need to push the gate open to access the path from the street. In addition, the route along the eastern path should be accessible during hours of operation from the street to the building without any assistance required (e.g. gate opened at all times or intercom at wheelchair height level). The opening force for the central pedestrian entrance should be no more than 30 newtons and any gate ironmongery should be accessible to all users in terms of design.

In regards to the refurbishment of the existing accessible WC, consideration should be given to colour contrast to ensure that the adapted facility is as accessible as possible (while still in consideration of the listed setting and its surroundings). The current facility appears to have an inward opening door and this should be outward opening. The most recent AD M should be referred to for the internal design of the WC.

13. Conclusion

In summary, although the site is in use as a visitor attraction and the proposal seeks to make improvements to the site (in order to gain more visitors/make accessible for visitors), consideration needs to be given that the Grade I listed site is within a suburban residential setting. Modern interventions (such as the up lighting) and detailed design including choice of materials which diverges significantly from the established character of the conservation area while materially harming the special interest of the listed building would not be supported by the Council. The scheme would be more likely to be supported if timber was used for the gates and the up lighting was omitted from the proposal. The proposal needs to be sympathetic to the residential and suburban character of its setting.

14. Planning application information

If you submit a planning application which addresses the outstanding issue detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Full Planning Permission, Listed Building Consent and Advertisement Consent

- An ordnance survey based location plan at 1:1250 scale denoting the application site in red.
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- Sample photographs/manufacturer details of proposed materials and landscaping
- Manufacturer's details of proposed soakaway
- The appropriate fee £240 for full planning permission and £132 for advertisement consent. There is no fee for listed building consent.
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up notices on or near the site and, advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to make contact with local groups such as the Hampstead Conservation Area Advisory Committee (CAAC) and the Heath and Hampstead Society before submitting your application.

It is likely that that a proposal of this size would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter please do not hesitate to contact Samir Benmbarek on 0207 974 2534

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Samir Benmbarek

Planning Officer
Planning Solutions Team