

*Please refer to the Heritage Report prepared by Donald Insall Associates for further information on historic development of the site.



Front and East Side Facades, 1920

Side facade has the character of a gable wall.

"Detached villa. c1818. Stucco with slated pitched roof with dormers. 3 storeys, attic and semi-basement. 2 windows plus single storey recessed entrance extension to left. Segmental-arched doorway with paired half columns in antis, radial patterned fanlight and panelled door approached by steps. Twin segmental bowed bays through semi-basement and 1st floor, each floor with 3 windows; semi-basement sashes separated by pilasters, ground floor casements by attached colonnettes. Bays support bracketed cast-iron balconies to 1st floor casements in shallow round-arched recesses linked at impost level. "

English Heritage description of 12 Keats Grove

2.6 Historic Development of Site

12 Keats Grove was constructed circa 1818-20 in the Regency architectural style. Derived from Palladianism; the Regency style is a relaxed form of classical tradition that developed its own identity.

The Ordnance Survey map of 1870 provides the first detailed cartographic evidence for the site which comprises a large detached villa set back and screened from the road behind a wall and a large densely-planted front garden.

A circular carriage turn frames the central front garden and the original entrance from the street was located just west of the garden wall's centre-point. To the rear a long back garden extends north to the properties fronting Downshire Hill and South End Road. The house itself was built close to the western boundary of the plot; this adjoined the western porch extension which the map confirms was set back from the main front and rear building lines.

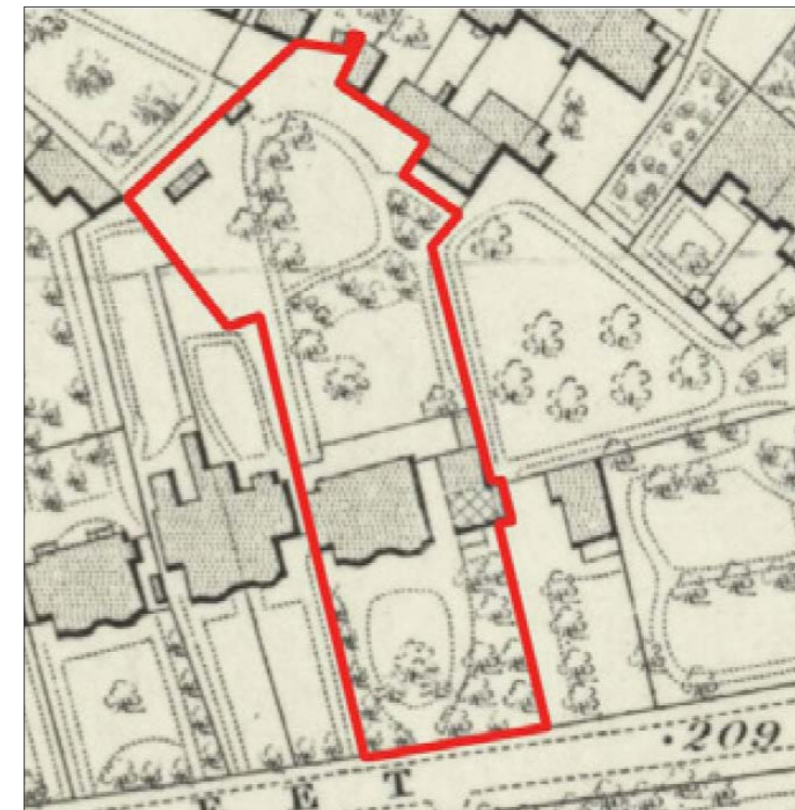
Though it has an elegance, the house is nonetheless the work of a builder rather than an architect. The massing of the main block appears as if a remnant of a lost terrace with blank side elevations. The rear elevation has an awkward arrangement of windows in an otherwise plain façade.



Front Facade, 1943



Front Facade, 1967



1870 Ordnance Survey map of 12 Keats Grove

— Application Site

*Please refer to the Heritage Report prepared by Donald Insall Associates for further information on the conservation area.

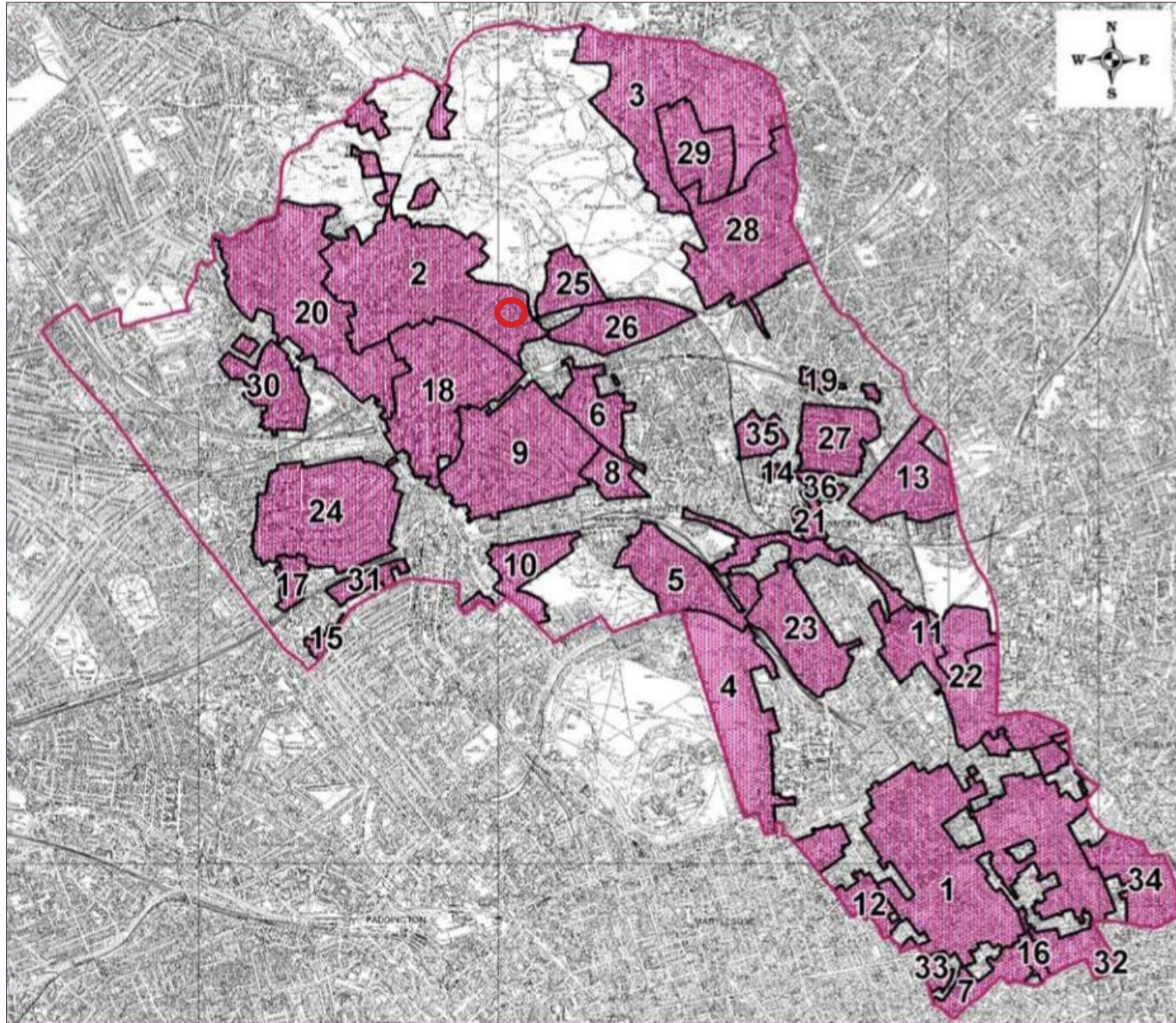


2.7 Conservation Area

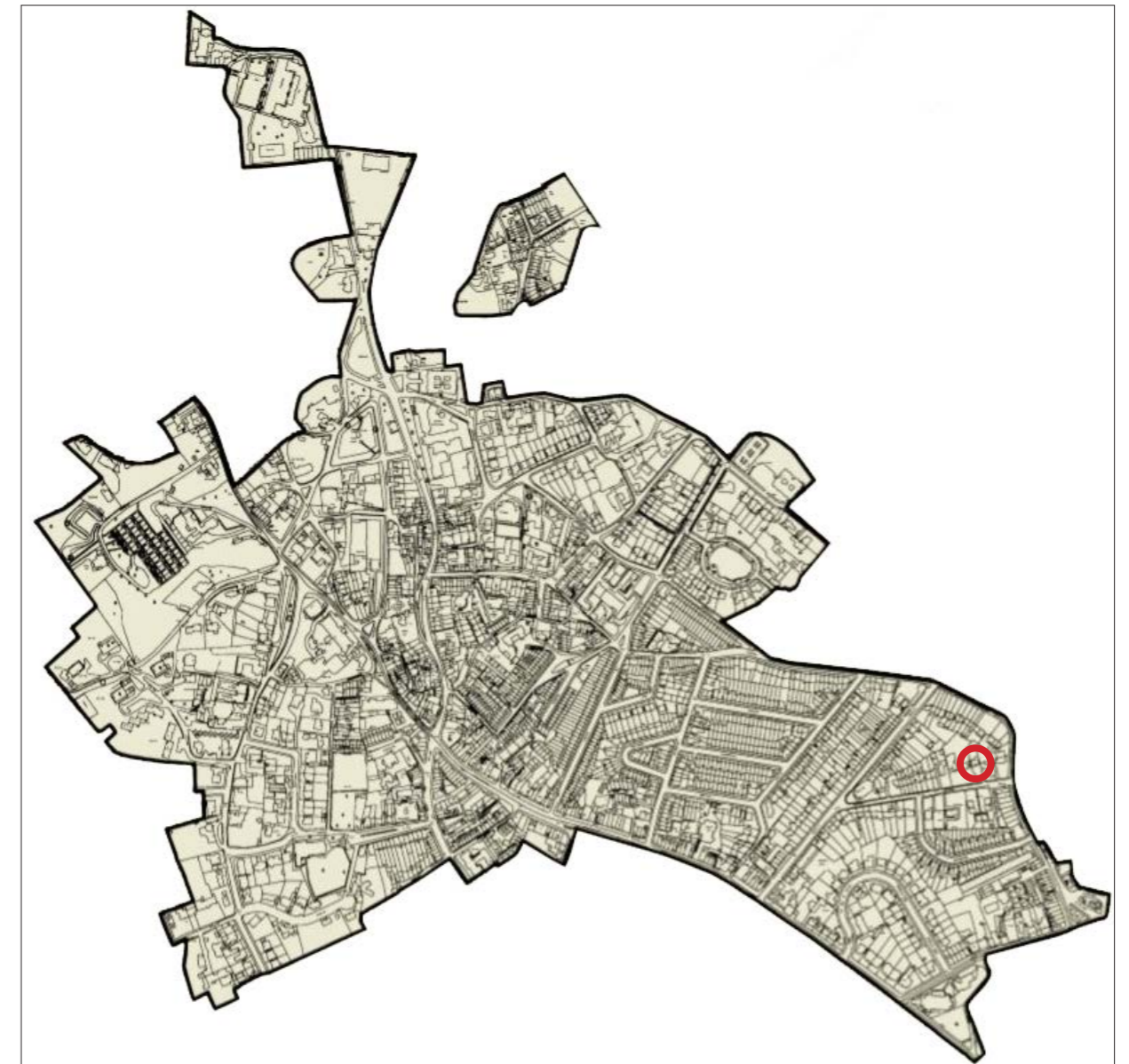
No. 12 Keats Grove is located within the southeast Willoughby Road/Downshire Hill sub-area of the Hampstead Conservation Area,

Designated in January 1968, the original Hampstead Village Conservation Area was later extended further to the south. The area is characterised by its undulating and leafy landscape and an abundance of high-quality buildings of architectural interest.

First listed in 1957; the house at No.12 Keats Grove makes a positive contribution to the Conservation Area. Any proposed development of the application site should be sensitive to and enhance the conservation area as a whole.



Application Site



- | | | |
|-----------------------|----------------------------|---------------------------------|
| 1 Bloomsbury | 13 Camden Square | 25 South Hill Park |
| 2 Hampstead | 14 Kelly Street | 26 Mansfield |
| 3 Highgate Village | 15 St John's Wood | 27 Bartholomew Estate |
| 4 Regent's Village | 16 Kingsway | 28 Dartmouth Park |
| 5 Primrose Hill | 17 Priory Road | 29 Holly Lodge Estate |
| 6 Parkhill/Upper Park | 18 Fitzjohns/Netherhall | 30 West End Green/Parsifal Road |
| 7 Seven Dials | 19 Kentish Town | 31 Alexandra Road |
| 8 Eton | 20 Redington/Frognaal | 32 Strand |
| 9 Belsize Park | 21 Jeffrey's Street | 33 Denmark Street |
| 10 Elsworthy | 22 King's Cross/St Pancras | 34 Hatton Garden |
| 11 Regent's Canal | 23 Camden Town | 35 Inkerman |
| 12 Charlotte Street | 24 Swiss Cottage | 36 Rochester |

Map of Camden Borough Conservation Area

Hampstead Conservation Area map - Site indicated south-east of the conservation area



Modern garage extension

Photo of front facade (as existing) highlighting the 2001 side garage extension



Planning Portal Elevation - extract of proposed garage elevation drawing, 2001

2.8 Application Site Planning History

In 2001 permission was granted for the extension of the house at 12 Keats Grove:

PWX0102073 - Permitted in June 2001

'Alterations, including the erection of a replacement single storey side extension at lower ground floor level to accommodate a garage and gymnasium, and provision of a new vehicular entrance with gates off Keats Grove.'

In addition to the extension works carried out at this time, the house underwent extensive unauthorised internal 'decorative' works which have heavily altered the original character through the removal of original Regency style detailing and replacement with incoherent and inappropriate features throughout (described in further detail in Section 3.4 of this document).

Earlier applications for the site included:

PW9902652 - Permitted in 1999

Replacement of the existing timber gates with metal railing gates.

TP2971/16926 - Permitted in 1949

The erection of a dwelling house and garage upon a site adjoining No. 12, Keats Grove, Hampstead.

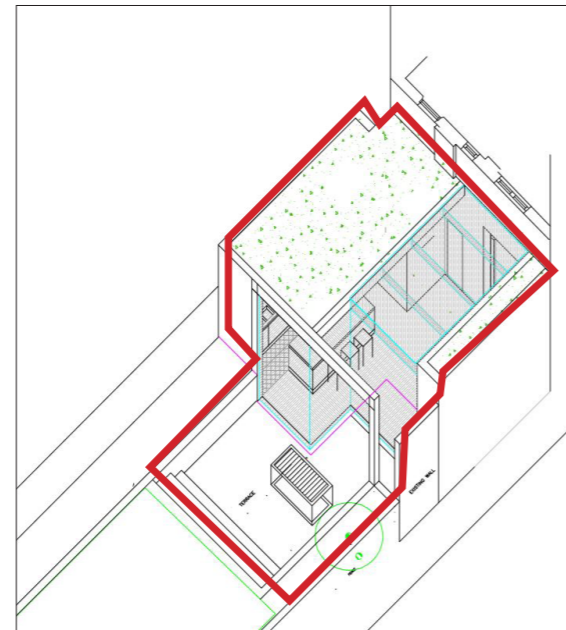
TP2971/3736 - Permitted in 1948

The subdivision of the site of No.12, Keats Grove, Hampstead, into five separate plots including the formation of a private approach road to the northernmost plots and the erection four look-up garages.



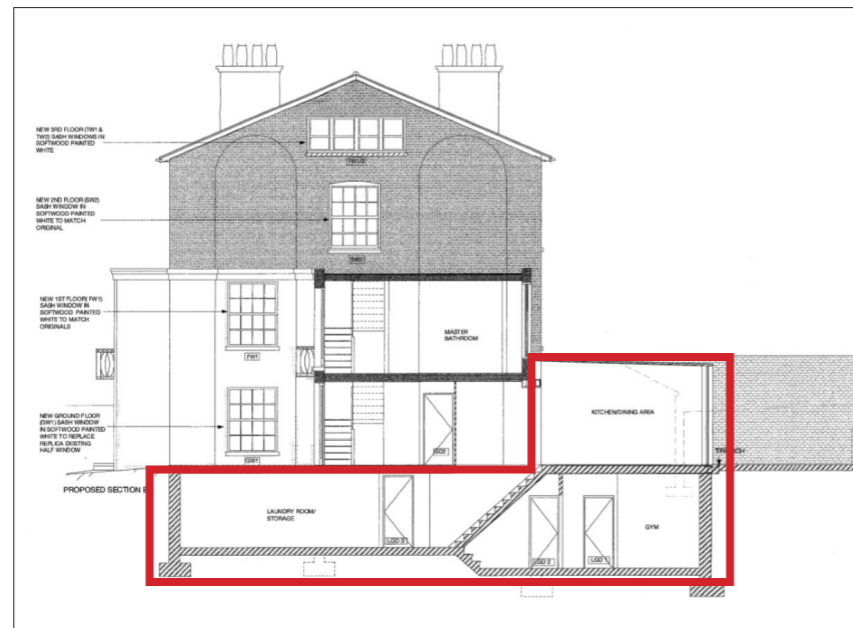
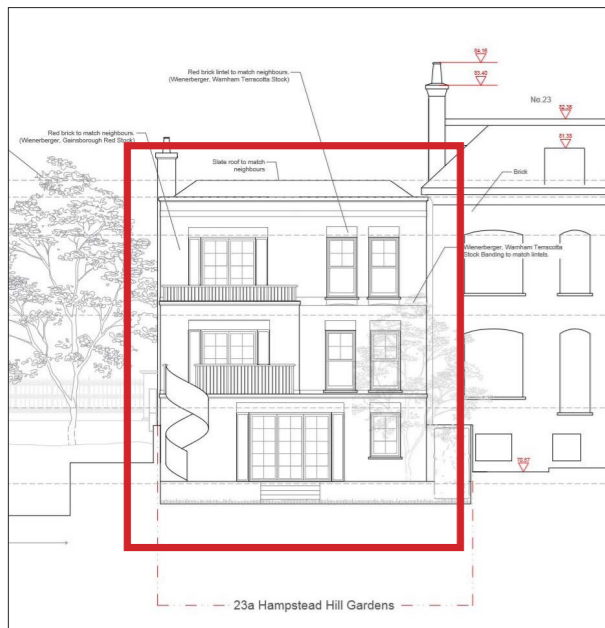
The 2001 single-storey garage extension reaches east to the plot boundary. Also in render, it comprises modern part glazed garage doors set within a broad recessed arch beneath a pitched parapet. A single timber entrance door is positioned beside the main house. The extension is slightly set back from the main house but has been poorly executed in contrast to the elegantly balanced design of the principal elevation.

Aerial View - highlighting side garage extension



1. 17 South Lodge approved replacement of rear extension

3. 27 Parliament Hill approved rear extension



5. 23A Hampstead Hill Gardens approved new dwelling with basement rear extension

7. 17 Keats Grove approved basement excavation and rear extension

2.9 Local Planning Context

Several properties surrounding the application site have been granted permission in recent years to carry out works; many of a similar nature to what is being proposed at 12 Keats Grove as part of this application:

1. 2018/2219/P - Permitted in August 2018 (see adjacent image)

South Lodge, Heathside, London, NW3 1BL

Description: External alterations including, replacement of existing rear extension at ground floor level, excavation works to create rear extension at basement level including lowering of existing basement floor level, alterations to fenestration at ground and second floor level, replacement of roof slates and replacement of railings at roof level.

2. 2014/7827/P - Permitted in April 2016

15A, Parliament Hill, Hampstead, LONDON NW3 2SY

Description: Demolition of existing 2 storey house and erection of a new part 2 part 4 storey dwellinghouse (Class C3), with single storey basement and separate single storey rear extension behind no.15, front lightwell and alterations to front garden and boundary wall following removal of forecourt parking

3. 2015/2656/P - Permitted in June 2015 (see adjacent image)

27 Parliament Hill, Hampstead, London NW3 2TA

Description: Conversion of 2 flats into a single unit and erection of rear extension.

4. 2014/6545/P - Permitted in January 2015

34 Downshire Hill, London, NW3 1NU

Description: Erection of a single storey rear extension at lower ground floor level, excavation to extend existing basement beneath front garden and demolition and rebuild of three storey rear bay window extension.

5. 2013/8020/P - Permitted in May 2014 (see adjacent image)

23A Hampstead Hill Gardens, Hampstead, LONDON NW3 2PJ

Description: Demolition of existing dwelling house and erection of a new 3 storey dwellinghouse with lower ground floor rear extension, ground and 1st floor roof terraces, plus forecourt parking, lightwell and new boundary enclosure at the front.

6. 2012/4784/P - Permitted in November 2012

17, Downshire Hill, Hampstead, London, NW3 1NT

Description: The erection of a single storey rear extension and replacement side extension at ground floor level, an infill side extension at rear first floor level, installation of rooflights in the ground and first floor extensions, creation of a terraced area at rear ground floor level, installation of a window in the flank wall north-east elevation, demolition and erection of a single-storey summer house in the rear garden, alterations to ground floor front elevation including a new staircase and bin store area, new stone steps and new balustrade in connection with existing use as residential dwelling.

7. 2006/2859/P - Permitted in August 2006 (see adjacent image)

17, Keats Grove, Hampstead, London, NW3 2RS

Excavation of basement, erection of full-width rear ground floor level glazed extension and two-storey side extension (following demolition of existing two-storey side extension and rear ground floor level extension) with rooflight over, installation of rooflight in rear roof slope, alterations to fenestration and installation of gates to the front of the dwellinghouse.

8. 2005/5410/P - Permitted in June 2006

12A, Keats Grove, Hampstead, London, NW3 2RN

Description: Erection of a 3-storey dwelling house, together with a new means of enclosure to the front boundary.

3.0 Existing Site Conditions



1. Front Facade - viewed from entrance driveway



2. Front Facade - viewed through formal front garden planting

3.1 Existing External Conditions: Front

The main front (southern) facade consists of two bays across three levels; lower-ground floor, two principal storeys (upper-ground and first floors) and an attic which sits under the pitched roof. The roof is contained by chimney stacks to the flank walls. Single storey wings extend to each side of the main house; the entrance hall to the west and the modern garage addition to the east which extends to the site boundary with No.12A.

All elevations are in modern white-painted render. The distinctive stucco render that would have tied the house to its contemporaries nearby has been covered or replaced with a modern synthetic product, lacking texture and without scored banding.

The entrance hall to the west side of the house was rebuilt in 1949, with a flat roof behind a parapet following the original form. A modern six-paneled front door sits between pilastered side panels; all under a segmental-arched fanlight opening. The fanlight itself is modern and crude. Steps leading to the front door are modern and in Portland stone; an inappropriately urban material in this leafy setting.

The modern garage wing to the east replaced non-original service rooms and provides a single-car garage. This garage location causes cars, which enter from the west, to pass across the main front of the house, with the driveway continuing past to form a notional carriage drive.

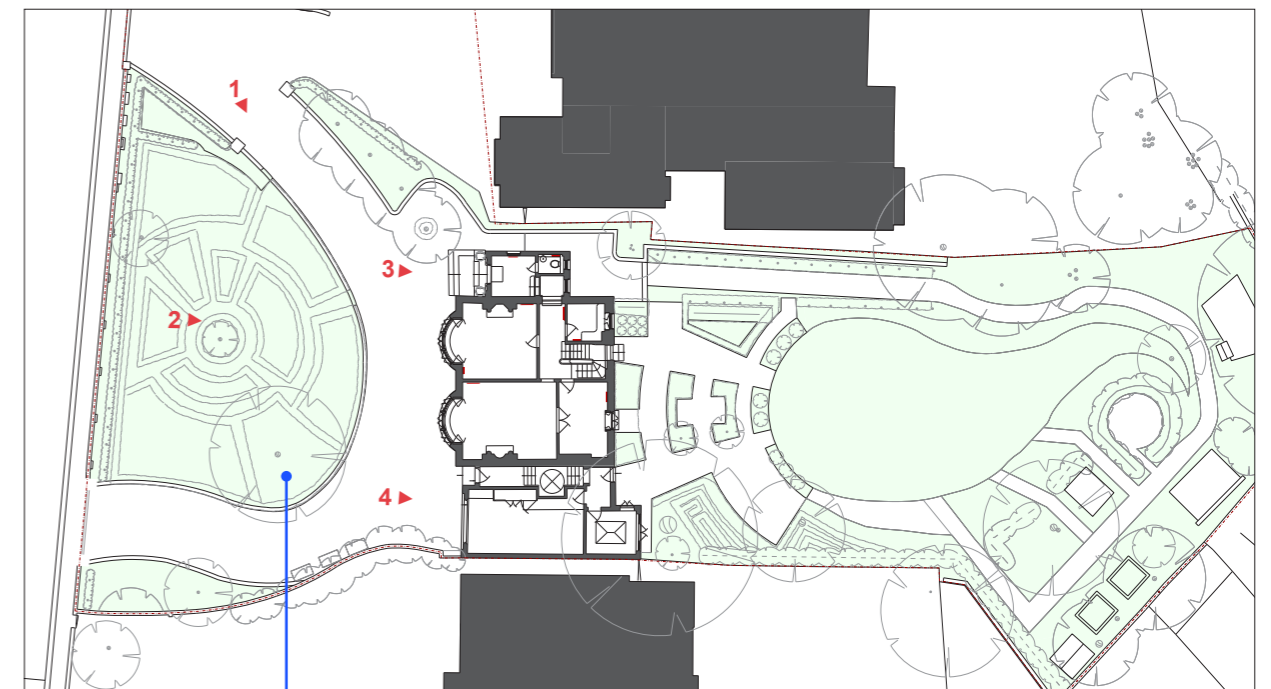
The front garden has been formally landscaped with extensive topiary; rendering it unusable. There remains a fine mature magnolia tree.



3. Entrance Hall - highlighting modern front door and fanlight



4. Garage Side Extension - poorly executed



Key Plan

Existing magnolia tree

*Please refer to the Heritage Report (section 3.2.2) for detailed information.



1. Rear Facade - viewed from rear garden

3.2 Existing External Conditions: Rear

The rear (northern) facade is much plainer than the front. The fenestration comprises a mix of modern six-over-six sashes and multi-pane French doors at ground and first floor levels to the east, with modern mild steel balustrades.

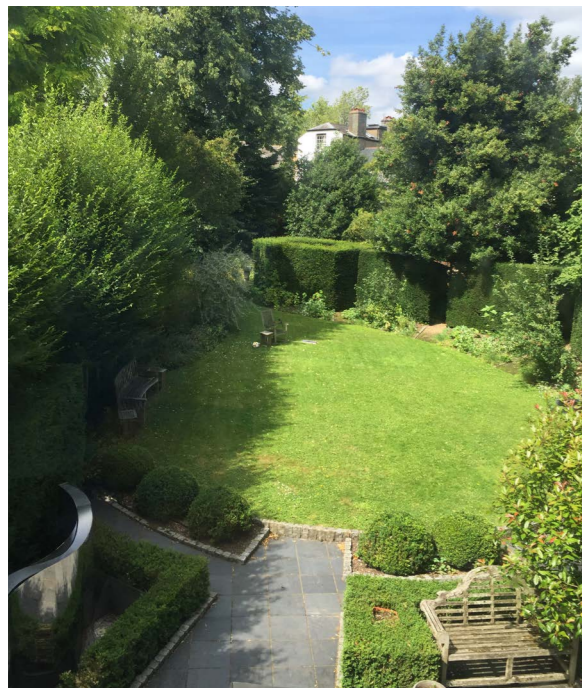
At ground level a modern multi-pane garden door opens internally onto the principal staircase landing. The adjacent window of the existing utility room at lower ground level is a 1915 insertion.

The second floor dormers are 1930's insertions into the slate covered roof, with modern, multi-pane casement windows, flanked by visible rendered chimneys.

The external window sills also appear to have been replaced with a thicker section than the original.

The rear garden attempts to impose modern rigour on irregular foundations, without great success. Despite the generous site, the landscaping treatment detracts from the setting of the listed building.

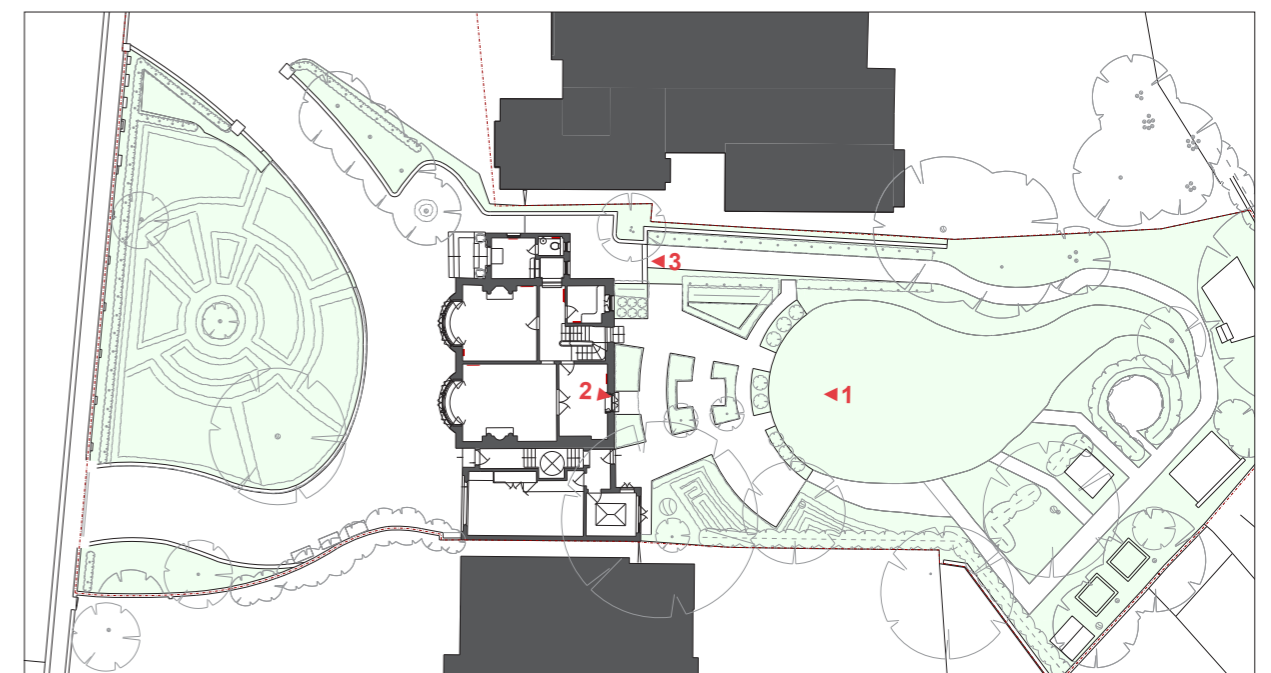
Several existing structures in the rear garden are haphazardly placed and in poor condition.



2. Rear Garden - viewed from stair landing window and highlighting the formal arrangement



3. Rear of Entrance Hall - viewed from the rear garden



Key Plan