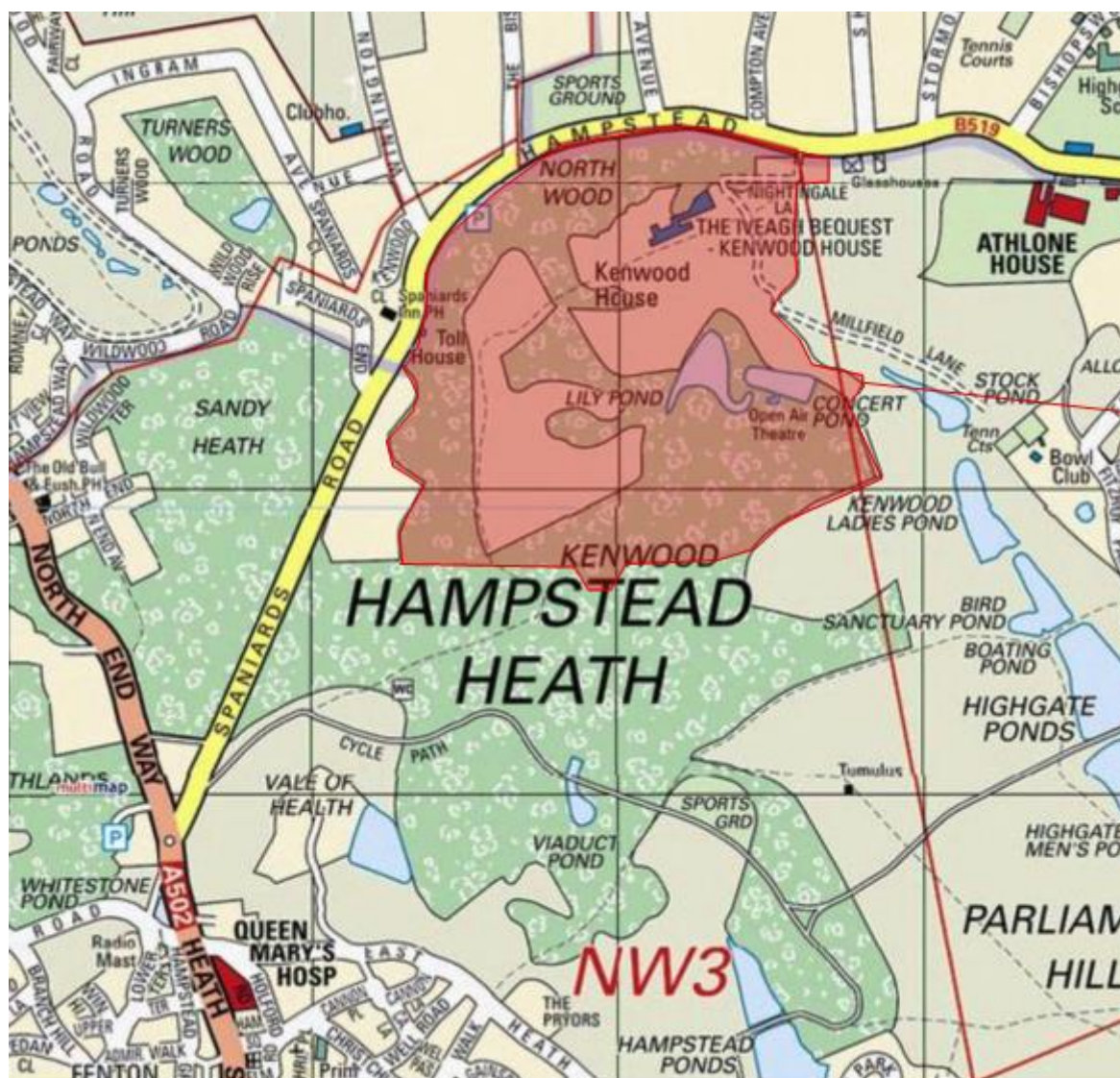


Kenwood House, London, NW3 7JR



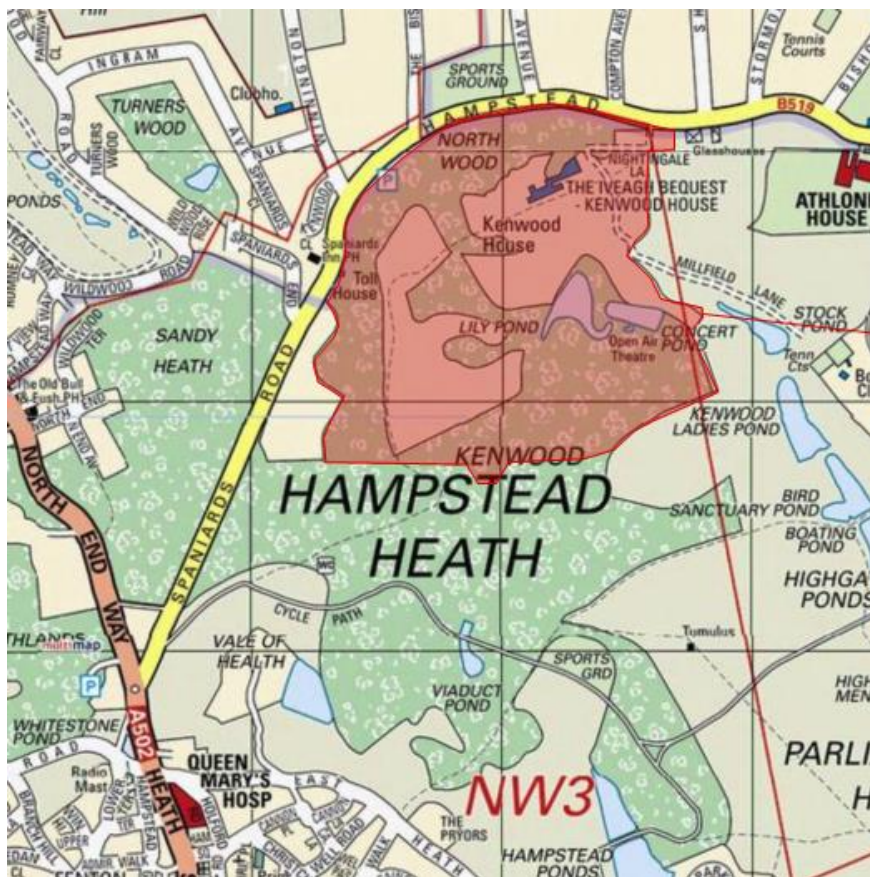


Photo 1: Total 45ha area of Kenwood (shaded red)

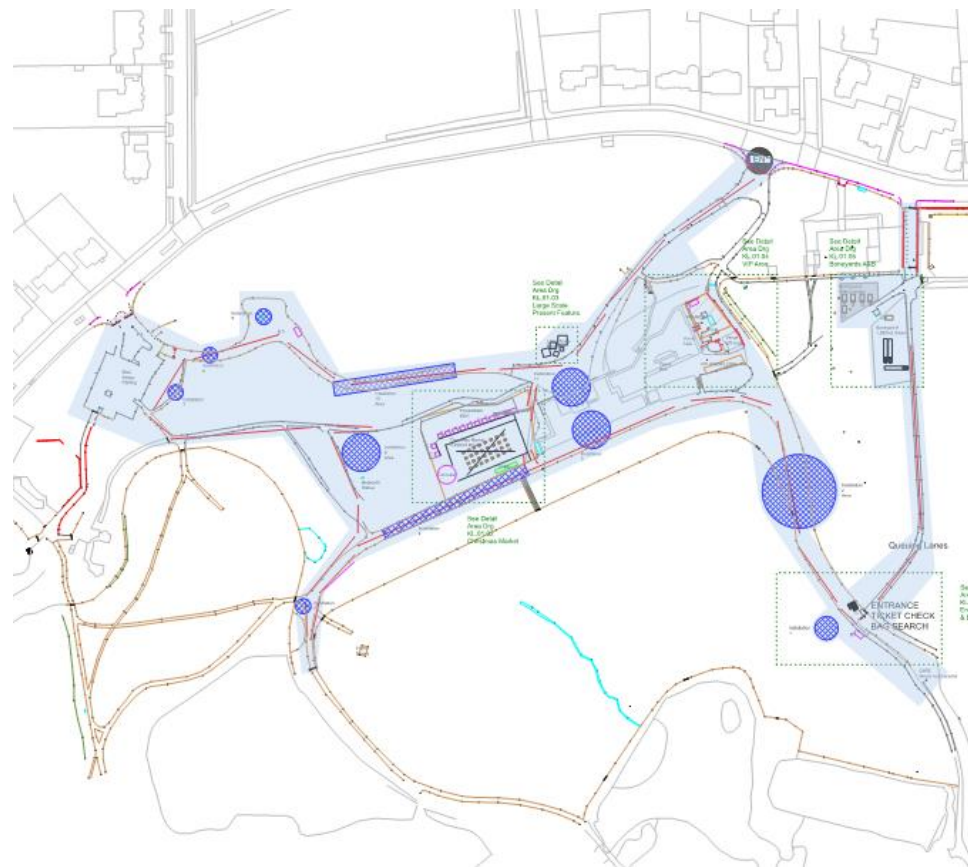
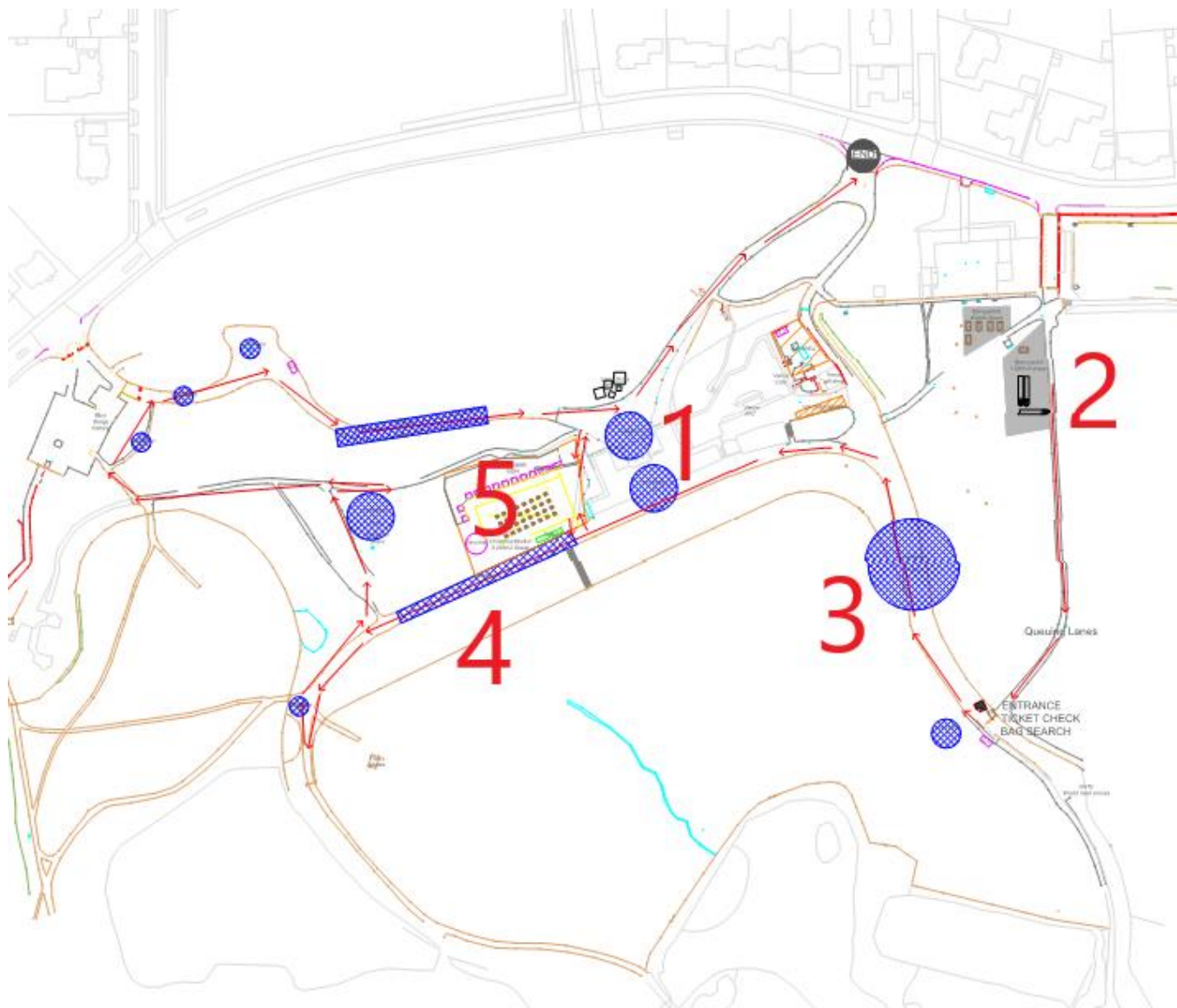


Photo 2: Total 4ha area of "Christmas at Kenwood" around Kenwood House (shaded blue – not to same scale)



Photo 3: Aerial photo of site



Examples of proposed works

1. Light display on Kenwood House
2. Service area (in grey)
3. Festive Fauna
4. Avenue of Light
5. Christmas Market

Photo 4: Red arrows show route on existing pathways. Blue shading indicates light display or sculptures.



Photo 5: Kenwood House south elevation



Photo 6: Kenwood House south elevation indicative light display projected onto the facade

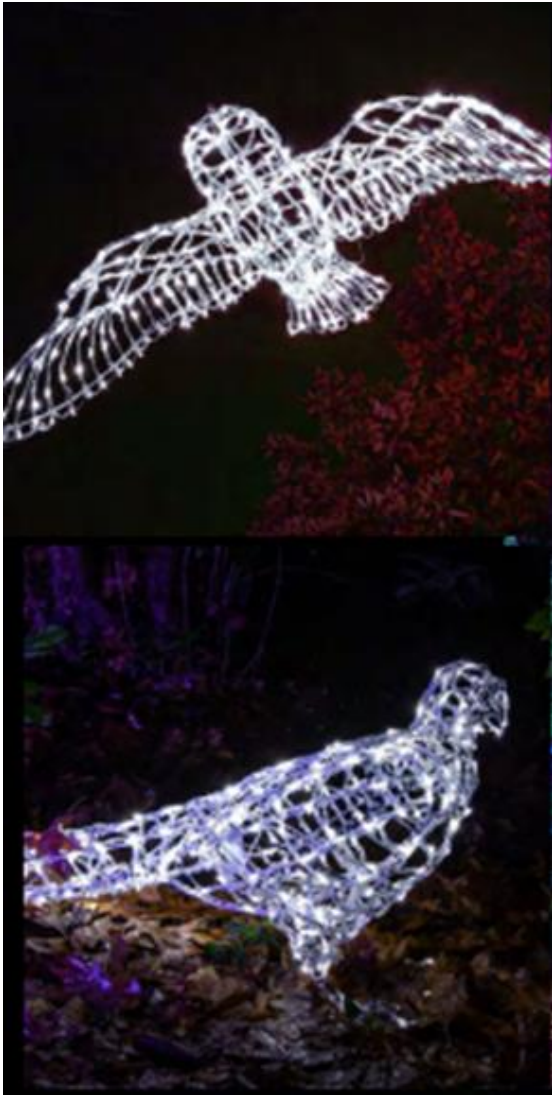


Photo 7: Examples of Festive Fauna sculptures



Photo 8



Photo 9: Avenue of Light (existing)



Photo 10: Avenue of Light (proposed)

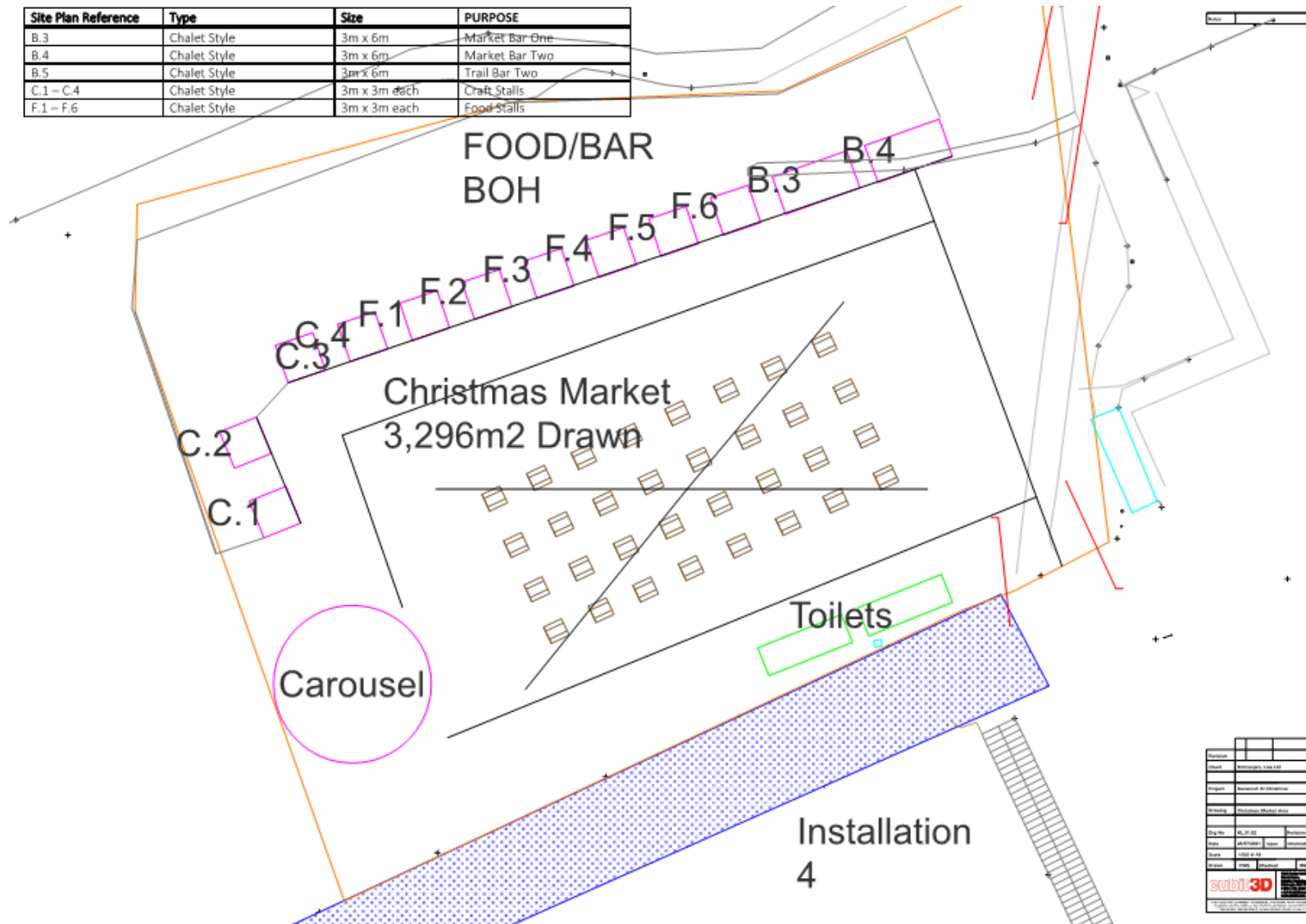


Photo 11: Plan of Christmas Market



Photo 12: Location of Christmas Market

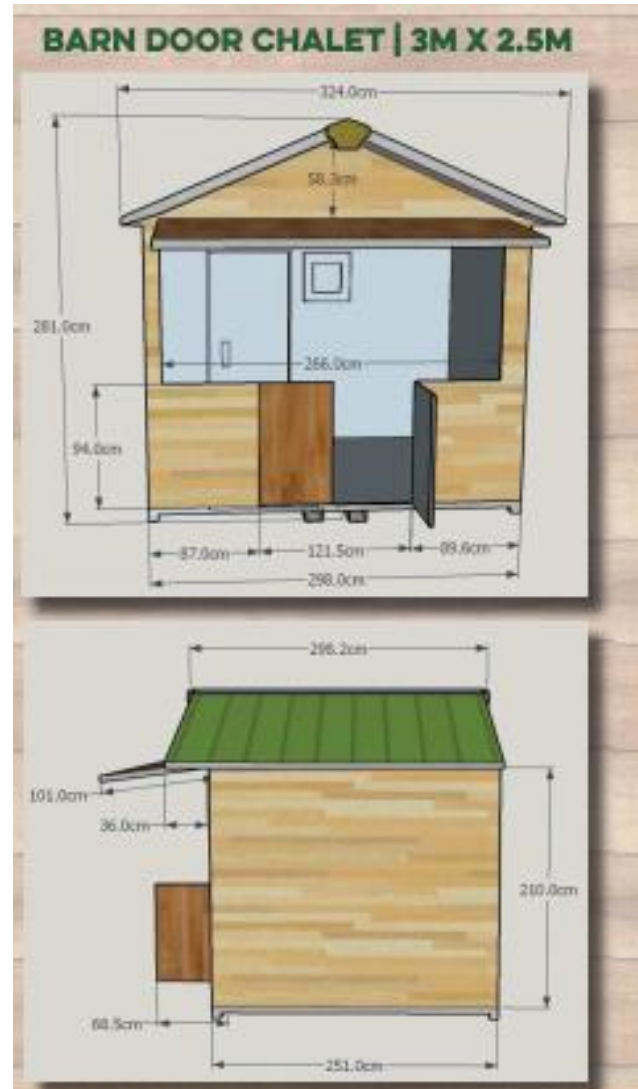


Photo 13: Proposed Christmas Market chalets

Delegated Report		Analysis sheet		Expiry Date:		30/9/21	
(Members Briefing)		N/A		Consultation Expiry Date:		26/9/21	
Officer				Application Number(s)			
Alan Wito				2021/3797/P			
Application Address				Drawing Numbers			
Kenwood House, Hampstead Lane London NW3 7JR				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Temporary proposal for immersive Christmas themed visitor attraction to include fire, light and sound installations with kiosks and bar areas as well as security fencing and associated back of house areas. The installations are to run from Friday 26th November 2021 to Sunday 9th January 2022 (inc)							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed near to the site on the 1/9/2021 (consultation end date 25/9/2021). The development was also advertised in the local press on the 2/9/2021 (consultation end date 26/05/2021). Historic England and the Greater London Archaeological Advisory Service (GLAAS) were notified of the application. Neither raised any objection to the proposals.			
Adjoining Occupiers:	No. of responses	06	No. of objections	06
Summary of consultation responses:	Six objections were received in response to the application with the main points summarised as follows: <ul style="list-style-type: none">Commercialisation of the area out of keeping with its quiet and historic character Officer response: This is covered in sections 3 and 5 of the report below.Requirement to pay an entry fee to access the area around Kenwood House, café and toilets which is currently accessible free of charge to the public. Officer response: This is not a planning consideration as the requirement for free public access falls under the Iveagh Bequest Act of 1929. However, during the day all parts of the site, including Kenwood House, the café and toilets will remain accessible to the public free of charge. An entrance fee to the visitor attraction will only be payable after 16.30 when, ordinarily at this time of year, the house and its grounds would be closed to the public.			
Highgate CAAC and Highgate Neighbourhood Forum:	Highgate CAAC and Highgate Neighbourhood Forum were notified of the application but no responses were received.			

Site Description

Kenwood House is a large detached villa dating from 1646 with eighteenth century renovations and additions by Robert Adam. It is surrounded by a landscaped park, lake and woodland which is now a public park. Both the house and gardens are open to the public free of charge as a result of the Iveagh Bequest Act of 1929 with English Heritage responsible for the management of the site.

The main house is Grade I listed with the adjoining service wings and outbuildings Grade II* listed. Other nearby listed buildings include the Grade II listed Lodge house and stables block to the east.

The wider grounds are designated at a Grade II* Registered Park and Garden, Tier 3 Archaeological Priority Area as well as Metropolitan Open Land (MOL) and Public Open Space.

Relevant History

None relevant to this application.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Amenity
- **A2** Open Space
- **D1** Design
- **D2** Heritage
- **T1** Prioritising walking, cycling and public transport

Highgate Neighbourhood Plan (2017)

- Core Objective 4: Open Spaces
- Core Objective 5: Development and Heritage

Camden Planning Guidance:

- Design CPG (2021)
- Trees CPG (2019)
- Amenity CPG (2021)

Assessment

1. The proposal

- 1.1. Planning permission is sought for a visitor attraction “Christmas at Kenwood” which will run from 26/11/21 to 9/1/22 inclusive. Visitors will be taken on a one way route along existing paths around the grounds of Kenwood House past various lighting installations. It will be open from 16.30 to 23.30 after the grounds have closed to the public. An entrance fee will be payable with access to the grounds restricted by existing fencings, hedges and railings.
- 1.2. Planning permission is required for the works as they will be in place for longer than 28 days. Not all of the work would require planning permission as they are not termed “development”, however for clarity the whole package of work is listed below:
- Christmas Market immediately to the west of Kenwood House consisting of twelve wooden chalets, toilets, carousel and outdoor seating (covering 3,296m²)
 - VIP area to the east of Kenwood House
 - Illuminated sculptures and installations within the grounds (such as woodland animals, metal trees, a Christmas tree and Christmas presents).
 - A laser garden
 - Light display projected onto Kenwood House
 - Loading and service areas to the east of Kenwood House enclosed by 2.4m high fencing

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
- The visual impact upon the setting of Kenwood House, other adjoining listed buildings and the Registered Park and Garden
 - The impact on any potential subterranean remains in the Archaeological Priority Area
 - The impact on open space and trees
 - Amenity to neighbouring properties
 - The impact on the local transport network

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that the Council will resist development that would cause harm to the significance of a listed building through an effect on its setting. In addition it goes on to protect other heritage assets which includes Registered Parks and Gardens.
- 3.2. Nothing proposed will be attached to any of the listed buildings. All temporary installations are free standing and where fixings are required these are 50cm long ground anchors placed into the ground.
- 3.3. The significance of the Grade I listed Kenwood House, adjoining Grade II* listed service wings and the Grade II* Registered Park and Garden are all connected. It is a planned landscape park which centres on a grand detached house. Long views to and from the south elevation of house are important.
- 3.4. Whilst the structures associated with “Christmas at Kenwood” will alter the setting of Kenwood House and the landscape this will only be for a temporary period of six weeks and will be for outdoor public enjoyment. Given the overall scale of Kenwood House and its grounds the structures are comparatively small in scale (the chalets of the Christmas Market are no taller than

3 metres and the fencing around the services area 2.4 metres in height) and would be subservient to the listed buildings and the surrounding grounds.

- 3.5. English Heritage, who are a charitable trust responsible for looking after Kenwood House, have confirmed that all proceeds from “Christmas at Kenwood” will be used to for the care and maintenance of building and its grounds which offers a significant public benefit.
- 3.6. Given the extremely short duration of the event and the small scale of any structures there will be no harm the setting of the listed buildings of Kenwood House or its service wings or the significance of the Registered Park and Gardens. Special regard has been attached to preserving the setting of both buildings, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Archaeology

- 4.1. As all the installations are temporary the only potential impact to subterranean remains are the use of 50cm long ground anchors to secure some the installations. GLAAS have confirmed that these won't have an impact on below-ground archaeology.

5. Open Space

- 5.1. Local Plan Policy A2 seeks to protect public open space and maintain the openness and character of Metropolitan Open Land (MOL). In paragraph 6.40 of the Local Plan it advises that Camden will protect MOL in the same way as the Green Belt. Paragraph 149 of the NPPF state that local authorities should regard the construction of new buildings in the Green Belt as inappropriate except for
- *“The provision of appropriate facilities (in connection with the existing land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;”*
- 5.2. The proposed production area of “Christmas at Kenwood” covers an area of approximately 4 hectares (40,000m²). This is not all land that will be temporarily developed but includes land which forms part of the route, display areas and the existing buildings. Of this the main impact on the openness and character of the MOL will be the proposed Christmas Market which covers 3,296m² and the two service areas 424m² and 1085m² respectively. In comparison the grounds around Kenwood House cover approximately 45 hectares (450,000m²).
- 5.3. Any grassed areas affected by the proposals will be covered by a protective mat to minimise the impact of erosion. The route taking by users is confined to existing paths and pedestrian routes.
- 5.4. Although none of the trees are covered by any statutory protection they are an important part of the character of the land. A number of the light displays will be attached to existing trees and a method statement has been submitted as part of the application detailing how this will be done. The details submitted demonstrate that great care has been taken to mitigate the risk of damage to any trees during installation, for the duration of the event and the removal of the lighting at the end.
- 5.5. The new structures proposed are small in scale with that chalets of the Christmas Market no taller than 3 metres and the fencing around the service area 2.4 metres in height. The proposed use as an outdoor event adjacent to Kenwood House is appropriate to this area of the grounds of Kenwood which is already seen as a visitor attraction. Given the small scale of the proposed “Christmas at Kenwood”, its associated structures and its short duration it will not have a detrimental impact on either the openness or character of the MOL.

6. Amenity

- 6.1. Due to the location and nature of the works, they would not impact the amenity of nearby residential occupants in terms of daylight, outlook or privacy. Concern has been raised to noise associated to the proposal. Whilst it would be an additional function for the site which is normally closed, due to the location of the ground and the proximity of the residential units, the temporary nature of the installation as well as the opening hours, it is not considered that the use of the grounds in this way would negatively impact the amenity of residents.

7. Transport considerations

- 7.1. As previously mentioned, the site would be closed to the general public with only ticket holders allowed entrance, and no on site car parking is proposed to serve the event. A car park for Blue Badge holders is proposed via the East Lodge Entrance. Spaces for this car park must be booked in advance and they are on a first come first served basis. A shuttle bus is also proposed to run from/to East Finchley Station which would be a pre bookable service. Within the Management plan, the applicant has stated that customers will be strongly recommended to use public transport. Camden's Transport Officer has been consulted on the application and has reviewed the information and proposal and does not raise any objection.

8. Recommendation

- 8.1. Grant Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18th October 2021, 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'.

Application ref: 2021/3797/P
Contact: Alan Wito
Tel: 020 7974 6392
Email: Alan.Wito@camden.gov.uk
Date: 13 October 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Cubit Design Ltd
The Studio
Elcho Place
Port Seton
EH32 0DL
Scotland, UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Kenwood House

**Hampstead Lane
Hornsey
London
NW3 7JR**

DECISION

Proposal: Temporary proposal for immersive Christmas themed visitor attraction to include fire, light and sound installations with kiosks and bar areas as well as security fencing and associated back of house areas. The installations are to run from Friday 26th November 2021 to Sunday 9th January 2022 (inc)

Drawing Nos: KL.01.06; Christmas at Kenwood Planning Application 01 Event Statement Prepared by Cubit Design 3rd August 2021; Christmas at Kenwood Planning Application 04 Additional Drawing Document Prepared by Cubit Design 3rd August 2021; Christmas at Kenwood November 2021- January 2022; Christmas at Kenwood Planning Application 06 Presents -Structural Detail Document Prepared by Cubit Design 3rd August 2021; KL.01.07; Method Statement for Attaching Equipment, Cable & Rigging Assemblies etc. to Trees (1st October 2021);

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.

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

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

KL.01.06; Christmas at Kenwood Planning Application 01 Event Statement Prepared by Cubit Design 3rd August 2021; Christmas at Kenwood Planning Application 04 Additional Drawing Document Prepared by Cubit Design 3rd August 2021; Christmas at Kenwood November 2021- January 2022; Christmas at Kenwood Planning Application 06 Presents -Structural Detail Document Prepared by Cubit Design 3rd August 2021; KL.01.07; Method Statement for Attaching Equipment, Cable & Rigging Assemblies etc. to Trees (1st October 2021);

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

- 4 The structures hereby permitted is for a temporary period only and shall be removed on or before 9/1/2022 and the grounds restored to their former state by 21/1/2022.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 5 No sound emanating from the use shall be audible within any adjoining premises between 23.30 hrs and 16.00 hrs.

Reason: To safeguard the amenities of the adjoining premises and area generally in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the installation of any structures on site, tree protection measures shall be installed and working practices adopted in accordance with the Method Statement for Attaching Equipment, Cable & Rigging Assemblies etc. to Trees by dbnAudile dated 1st October 2021. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 7 The temporary development, here by approved shall not operate other than in complete accordance with all the measures as recommended in the Event Statement (3rd August 2021).

Reason: To safeguard the amenities of the adjoining premises and area generally in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DECISION