

Application ref: 2023/1585/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 31 May 2023

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/planning

West Scott Architects
The Studio
3A Bath Road
Bedford Park
London
W4 1LL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Highgate Cemetery
Swain's Lane
London
Camden
N6 6PJ

Proposal:

Repairs to cast iron entrance gates

Drawing Nos: Location plan; Repairs Notes to accompany application for Listed Building Consent; Method of works for damaged gates; Gates to Swains Lane (Drawing No. 968-GD-01).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location plan; Repairs Notes to accompany application for Listed Building Consent; Method of works for damaged gates; Gates to Swains Lane (Drawing No. 968-GD-01).

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent:

Highgate Cemetery was developed from 1837 by the London Cemetery Company, the early development of the site was overseen by architects Stephen Geary (1797-1854), James Bunstone Bunning (1802-1863) and David Ramsay, renowned garden designer of the time. Highgate Cemetery, being a designed landscape of historic significance, is included in the Register of Parks and Gardens of Special Historic Interest, Grade I.

The Entrance Building (incorporating two chapels) was designed by Stephen Geary and built at the inception of the Cemetery in 1837-8. It was extended to the south by F.K. Wehnert and J. Ashdown in 1854-55. It is listed Grade II.

The main gates (subject of this application) and railings located to the north of the entrance buildings are of cast iron. The gates are located at the southern end of the eastern boundary wall to the West Cemetery. The wall and gates are listed Grade II. The gates, until the recent traffic incident, had been maintained and were in a functional condition. The extent of damage is such that the gates are to be repaired off-site and in accordance with the submitted protocol.

The application has been advertised in the press and by means of a site notice. Historic England were consulted but did not wish to offer any comments. Highgate Village CAAC were also consulted but no response was received.

The proposed works are considered not to harm the significance of the Highgate Cemetery and are supported.

The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer