

Application ref: 2023/1385/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: [Daren.Zuk@camden.gov.uk](mailto:Daren.Zuk@camden.gov.uk)  
Date: 7 August 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

HardingBond  
The Studio  
14 Northcliffe  
Bexhill on Sea  
TN40 1RA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Hampstead Cemetery**  
**69 Fortune Green Road**  
**London**  
**Camden**  
**NW6 1DR**

Proposal: Erection of single-storey ground-floor rear extension to the Hampstead Cemetery Lodge for the provision of an accessible toilet for public use.

Drawing Nos: 001, 002 rev A, 003, 004 rev A, 010 rev A, 015 rev A, 020 rev B, 100, Design & Access Statement

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

001, 002 rev A, 003, 004 rev A, 010 rev A, 015 rev A, 020 rev B, 100, Design & Access Statement

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

- 3 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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015.

Informative(s):

- 1 Reasons for granting permission.

The application building, known as the Hampstead Cemetery Lodge, is scheduled on Camden Council's Local List of heritage assets (Ref. 568) and is also located in the setting of the Grade II listed Hampstead Cemetery Registered Park & Gardens.

The significance of the Hampstead Cemetery Lodge is derived from its architectural treatment, location in the intact planned landscaped designed garden setting, and group value and relationship with other buildings in Hampstead Cemetery. The building is recognised as being an artistically notable structure, forming a key architectural element in this exception example of High Victorian public cemetery.

The proposal has been amended during the course of the application to omit and revise parts of the scheme to better preserve the special interest of the Locally Listed Building. This included reducing the scale of the rear extension and introducing more sympathetic materiality that would better retain the legibility of the original structure.

The proposed works would not be visible from Fortune Green Road but will be highly visible from the public realm of the cemetery. The proposed rear extension is considered to be subservient to the existing building and will maintain key architectural forms and features of the Lodge, including the stepped roof over the original stone clad toilet and side elevation window. This has been achieved through the reduced scale and introductions of setbacks.

The use of London yellow stock brick to construct the extension will delineate the new work from the original structure while maintaining the traditional materiality. New joinery will be timber and roof will be covered in slate to match the existing structure with the addition of a single conservation style flush rooflight.

Overall, the works would preserve the character and appearance of the locally listed building and the Hampstead Cemetery.

Given the location of the proposed rear extension, it is considered that there would be no impact on neighbouring residential amenity.

No responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 of the Camden Local Plan 2017 and policies 2, 3, 10, and 17 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 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).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.


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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a light grey rectangular box.

Daniel Pope  
Chief Planning Officer