

Application ref: 2023/3328/L  
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Date: 21 February 2024

**Development Management**  
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Chris Potter Associates Ltd.  
20-22 Wenlock Road  
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N1 7GU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**Highgate Library**  
**59 Chester Road**  
**London**  
**Camden**  
**N19 5DH**

Proposal:

Carbon Reduction Works and Essential Maintenance Works

Drawing Nos: Site Plan, Design and Access Statement - Rev 1 02Feb24(2), Heritage Statement 11 aug23-revised02Feb24(2), 1-OS Extract, 0955-AR-01, 0955-AR-02, 0955-AR-10, 0955-AR-11, 0955-AR-12, 0955-AR-13, 0955-AR-14, 0955-AR-15, 0955-AR-20, 0955-AR-21, 0955-AR-22, 0955-AR-23, 0955-AR-30, 0955-AR-31, 0955-AR-32, 0955-AR-33, 0955-AR-40, 0955-AR-40, 0955-AR-41, 0955-AR-42, 0955-AR-43, 0955-AR-50, 0955-AR-51, 0955-AR-60, 0955-AR-61, 0955-AR-62, 0955-AR-101, 0955-AR-102, 0955-AR-110 rev1(2), 0955-AR-111, 0955-AR-112 Proposed Main Library Elevation Rev 1(2), 0955-AR-113, 0955-AR-114, 0955-AR-115, 0955-AR-120, 0955-AR-121, 0955-AR-122, 0955-AR-123, 0955-AR-130, 0955-AR-131, 0955-AR-132, 0955-AR-133, 0955-AR-140, 0955-AR-141, 0955-AR-142, 0955-AR-143, 0955-AR-150, 0955-AR-151 Proposed Community Hall Elevation Rev1(2), 0955-AR-160, 0955-AR-161, 0955-AR-162, 0955-AR-163, 0955-AR-170, 0955-AR-171, 0955-AR-172, 0955-AR-173, 0955-AR-200, 0955-AR-201, 0955-AR-202, 0955-AR-203, Appendix 13 Heritage Statement Roof Parapet, F2297-69-0004-P01, F2297-59-0001-P01, F2297-PR-0003-P01, Appendix 10 Wall Insulation, Appendix 2 Photographic survey, Appendix 16 lath and plaster ceiling repair, Appendix 14 repairs to terracotta balcony, Appendix 13 lead cappings, Appendix 4 - Flat Roof R, SolarPVSpecand layout,

selectglazespec, Rooglightlayout, App 5 Rev1(2), Appendix15 Rev1(2), App8 Rev1(2), Appendix 9 Rev1(2)

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:

Site Plan, Design and Access Statement - Rev 1 02Feb24(2), Heritage Statement 11 aug23-revised02Feb24(2), 1-OS Extract, 0955-AR-01, 0955-AR-02, 0955-AR-10, 0955-AR-11, 0955-AR-12, 0955-AR-13, 0955-AR-14, 0955-AR-15, 0955-AR-20, 0955-AR-21, 0955-AR-22, 0955-AR-23, 0955-AR-30, 0955-AR-31, 0955-AR-32, 0955-AR-33, 0955-AR-40, 0955-AR-40, 0955-AR-41, 0955-AR-42, 0955-AR-43, 0955-AR-50, 0955-AR-51, 0955-AR-60, 0955-AR-61, 0955-AR-62, 0955-AR-101, 0955-AR-102, 0955-AR-110 rev1(2), 0955-AR-111, 0955-AR-112 Proposed Main Library Elevation Rev 1(2), 0955-AR-113, 0955-AR-114, 0955-AR-115, 0955-AR-120, 0955-AR-121, 0955-AR-122, 0955-AR-123, 0955-AR-130, 0955-AR-131, 0955-AR-132, 0955-AR-133, 0955-AR-140, 0955-AR-141, 0955-AR-142, 0955-AR-143, 0955-AR-150, 0955-AR-151 Proposed Community Hall Elevation Rev1(2), 0955-AR-160, 0955-AR-161, 0955-AR-162, 0955-AR-163, 0955-AR-170, 0955-AR-171, 0955-AR-172, 0955-AR-173, 0955-AR-200, 0955-AR-201, 0955-AR-202, 0955-AR-203, Appendix 13 Heritage Statement Roof Parapet, F2297-69-0004-P01, F2297-59-0001-P01, F2297-PR-0003-P01, Appendix 10 Wall Insulation, Appendix 2 Photographic survey, Appendix 16 lath and plaster ceiling repair, Appendix 14 repairs to terracotta balcony, Appendix 13 lead cappings, Appendix 4 - Flat Roof R, SolarPVSpecand layout, selectglazespec, Rooglightlayout, App 5 Rev1(2), Appendix15 Rev1(2), App8 Rev1(2), Appendix 9 Rev1(2).

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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and

approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill);
- b) A sample of reclaimed Welsh slate roof tile.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 A sample patch of the mortar joint and terracotta repairs shall be inspected on site and approved, prior to this part of the works going ahead.

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 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 2016 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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer