

Application ref: 2024/3412/L
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Chris Potter Associates
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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:
Part-Retrospective alterations to the existing WC and store room to create an accessible WC and kitchenette.

Drawing Nos: AR-01, existing plan, proposed plan, Design and Access Statement (14th August 2024), Location plan.

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:

AR-01, existing plan, proposed plan, Design and Access Statement (14th August 2024), Location plan.

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 Highgate library is a grade II listed building constructed in 1906 and extended to the rear in 1930. The building is red brick with terracotta dressings. It is a single storey with an attic over the central bay. The extension is a simple brick building that was originally a childrens' library and has in later years been used for community events.

The proposals impact the rear extension which is of lesser significance than the main library. An accessible W.C and a team room are created in a space which is currently used as a smaller W.C and store room. Existing partitions are removed and new ones inserted to create the required spaces. A door way is also widened and another created.

The proposals will not harm the special interest of the grade-II-listed building.

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

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF.

- 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 and title.

Daniel Pope
Chief Planning Officer