

Application ref: 2024/3407/L  
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Date: 2 December 2024

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Chris Potter Associates Ltd.  
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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**  
**N19 5DH**

Proposal:

Installation of ASHPs with enclosures to rear courtyard and associated external alteration, including - bricking up and relocation of courtyard doorways, and the addition of external wall acoustic panelling.

Drawing Nos: AR-01, SK02, SK01, Photograph, Heritage and Design & Access Statement, 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, SK02, SK01, Photograph, Heritage and Design & Access Statement, 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 proposals are associated with various decarbonisation works taking place which include the installation of three ASHP units within a rear courtyard. In order to accommodate the ASHP units two doorways within the later and less significant part of the building are required to be altered, this is the subject of the application.

One doorway which leads to a changing room is blocked up using bricks to match the existing wall. The door to be removed is modern plywood and the changing room can be accessed internally, meaning the alteration will not impact the accessibility or circulation of the space.

A fire exit is also relocated by 600mm. The existing doors and frame will be reused and the relocation will not impact circulation.

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

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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