

PD13571/LM/JH/EM

email: [REDACTED]

28 November 2024

**F.A.O. Miriam Baptist**  
Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall, Judd Street  
London  
WC1H 9JE

**Planning Portal Ref. PP-13230524**

Dear Miriam,

**HIGHGATE CEMETERY, SWAIN'S LANE, LONDON, N6 6PJ  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT**

On behalf of our Client, the Friends of Highgate Cemetery Trust ("the Trust" or "the Applicant"), please find enclosed an application for Planning Permission and Listed Building Consent ("the / this Application") at Highgate Cemetery, Swain's Lane, London, N6 6PJ ("the Site" or "the Cemetery") in relation to a site-wide 25-year masterplan.

Full Planning Permission is sought for:

*"Restoration, conservation, demolition and replacement of buildings in East Side and West Side of Highgate Cemetery, including Cemetery wide landscaping, drainage, public realm, access works and conservation of mausolea to support the function of a working cemetery, visitor attraction and community use. Namely:*

*East Side includes the demolition and replacement of gardener's compound with a community and education building (single-storey plus extension to existing basement), removal of ticket booth and replacement with sentry at Swain's Lane entrance, erection of additional sentry at Chester Road entrance, and the erection of a two-storey gardener's building, for workshop, staff welfare and storage uses, plus alterations to the boundary wall.*

*West Side includes removal of existing shipping containers and erection of a two-storey visitor and operations building, demolition and replacement of visitor toilets building with a utility store, refurbishment of the former Dissenters' Chapel and Anglican Chapel for community and funeral uses, restoration of South Lodge for visitor toilets and North Lodge for gardening staff and volunteer welfare, and relocation of Perkins monument."*

Listed building consent is sought for:

*"External works to the Chapel, including works to the roof, reinstatement of pinnacles, cupola and creation of new door, reinstatement of steps under the Chapel Arch, and internal works to the Dissenters' Chapel including reconfiguration of mezzanine and layout, new internal stair, rooflights and joinery. External and internal alterations to the South Lodge and North Lodge to suit future use, plus reinstatement of features, and alterations to the boundary walls on Swain's Lane. Site-wide repair works and alterations to the Colonnade, The Cuttings Catacombs, The Egyptian Avenue, Circle of Lebanon, The Terrace Catacombs, and Mausolea."*

For the purposes of the Application Form, the description of development is as follows:

*"Restoration, conservation, demolition and replacement of buildings in East Side and West Side of Highgate Cemetery, including erection of a gardener's building on the East Side, erection of visitor and operations building and relocation of Perkins monument on the West Side, Cemetery wide landscaping, drainage, public realm, access works and repair of mausolea, to support the function of a working cemetery, visitor and community uses."*

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A list of members' names is available at the above address.

The Proposed Development is to deliver a 25-year masterplan that comprises ten 'projects', which are as follows:

- Project 1: Community and Education Building
- Project 2: Visitor, Operations and Volunteers Building
- Project 3: Chapel Buildings
- Project 4: Courtyard Store
- Project 5: East Side Sentries
- Project 6: Gardeners' Building
- Project 7: Courtyard Public Realm
- Project 8: Site-Wide Landscaping
- Project 9: North Lodge and South Lodge
- Project 10: Conservation of Funerary Structures and Mausolea

The Site falls within the jurisdiction of London Borough of Camden ("LB Camden" or "the Council") in the Highgate Ward.

The Proposed Development has been assessed against the statutory requirements set out in National Planning Policy Framework (2021), London Plan (2021), Camden Local Plan (2017), Highgate Neighbourhood Plan (2017) as well as other material considerations. The conclusion drawn from this assessment is that the Proposed Development accords with the relevant planning policy and legislation, and would deliver significant public benefits, which is a material consideration in the decision-making process.

For full details please refer to the list of supporting application documents described below and submitted with this Application. We therefore respectfully consider that Planning Permission and Listed Building Consent should be granted.

#### APPLICATION DOCUMENTS

Doc No.	Document Title	Author
0	Completed Application Form (Planning Permission and Listed Building Consent)	Montagu Evans
1	Document Schedule	Montagu Evans
2	Covering Letter	Montagu Evans
3	Location Plan	Gustafson Porter + Bowman
4	Proposed Site Plan	Hopkins Architects
5	Community Infrastructure Levy Form (including:)	Montagu Evans
	• Community Infrastructure Levy Form Question 7b	Montagu Evans
6	Drawing Registers (consisting of:)	Hopkins Architects, Gustafson Porter + Bowman, West Scott Architects
	• Architectural Drawing Register	Hopkins Architects
	• Landscape Drawing Register	Gustafson Porter + Bowman
	• Conservation Drawing Register	West Scott Architects
7	Application Drawings (consisting of:)	Hopkins Architects, Gustafson Porter + Bowman, West Scott Architects
	• Architectural Drawings	Hopkins Architects
	• Landscape Drawings	Gustafson Porter + Bowman
	• Conservation Drawings	West Scott Architects
8	Design and Access Statement (consisting of:)	Hopkins Architects
	• Volume 1 – Introduction	Hopkins Architects, Gustafson Porter + Bowman, West Scott Architects
	• Volume 2 – Landscape Masterplan	Gustafson Porter + Bowman
	• Volume 3 – Architecture & Conservation	Hopkins Architects
	• Volume 4 – Funerary Buildings, Mausolea and Sundry Listed Buildings	West Scott Architects
9	Arboricultural Assessment (consisting of)	Bartlett Trees

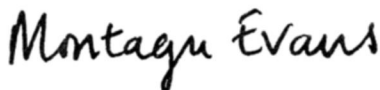
	• Part 1 – Tree Survey & Tree Constraints Plan Report	Bartlett Trees
	• Part 2 – Arboricultural Impact Assessment Report & 'Draft' Tree Protection Plan – East	Bartlett Trees
	• Part 2 – Arboricultural Impact Assessment Report & 'Draft' Tree Protection Plan – West	Bartlett Trees
	• Part 3 – Arboricultural Method Statement Report & 'Final' Tree Protection Plan	Bartlett Trees
10	Archaeological Desk Based Assessment	MOLA
11	Basement Impact Assessment	Webb Yates
12	Biodiversity Net Gain Report (including Matrix)	Ashgrove Ecology
13	Building Damage Ground Movement Assessment	Webb Yates
14	Draft Construction Management Plan (Pro forma)	Caneparo Associates
15	Ecological Impact Assessment	Ashgrove Ecology
16	Energy Statement	Skelly & Couch
17	Flood Risk Assessment	Max Fordham
18	Heritage Statement (including Conservation Philosophy Report)	Montagu Evans
19	Landscape Maintenance and Management Plan	Gustafson Porter + Bowman
20	Landscape Soil Management Strategy	Tim O'Hare Associates
21	Noise Impact Assessment	Gillieron Scott Acoustics
22	Planning Statement (including CGIs and AVR)	Montagu Evans
23	Planting Schedule	Gustafson Porter + Bowman
24	Schedule of Works	West Scott Architects
25	Socio-Economic Assessment	Useful Projects
26	Statement of Community Involvement	Steve McAdam
27	Statement of Need	Montagu Evans
28	Structural Appraisal Report	Conisbee
29	Structural Statement	Webb Yates
30	Sustainability Statement (including Circular Economy Statement)	Useful Projects
31	Sustainable Drainage Strategy Report (including Pro forma)	Max Fordham
32	Transport Report	Caneparo Associates

## APPLICATION PROCEDURE

The Application fee has been calculated in accordance with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2012 (Statutory Instrument No. 472) (as updated). This fee for Planning Permission amounting to £5,202.00 (plus the associated Planning Portal service charge of £70.00) has been paid online by the Applicant. In accordance with regulations, no fee is applicable for Listed Building Consent.

We would be grateful if the London Borough of Camden could confirm that our Application is complete and will be validated shortly. In the meantime, should any further clarification, information or assistance be required please do not hesitate to contact Lucy Markham [REDACTED], James Huish [REDACTED] or Eleanor Mazzon [REDACTED] of this office in the first instance.

Yours sincerely,



**Montagu Evans LLP**

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