

Delegated Report		Analysis sheet		Expiry Date:		18/03/2013	
		N/A / attached		Consultation Expiry Date:		28/02/2012	
Officer				Application Number(s)			
Victoria Pound				1. 2013/0398/P 2. 2013/0357/L			
Application Address				Drawing Numbers			
Highgate Cemetery Swains Lane London N6 6PJ				See decision letter.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new metal gates to passageway on the internal (west) elevation of the West cemetery gatehouse [Retrospective].							
Recommendation(s):		1. Grant planning permission 2. Grant listed building consent.					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<u>Press and site notices</u> displayed – no responses received. <u>English Heritage</u> – do not wish to offer any comments on the merits of the proposals – recommend that application is determined in accordance with local and national policy guidance and on the basis of specialist conservation advice.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Highgate CAAC</u> – no response.					

Site Description

Grade II listed gateway to the Highgate (west) cemetery, with flanking former mortuary chapels, dating from 1838-9 by Stephen Geary, for the London Cemetery Company. Constructed in yellow stock brick with stone dressings with slated roofs, in the Tudor Gothick style. The building is within the Highgate Conservation Area.

Dating from the 19th century, many of the monuments and tombs within the East and West Cemeteries are individually protected by statutory listing, while in recognition of the importance of the landscaping, the cemeteries are included on the Register of Historic Parks and Gardens.

Relevant History

PP & LBC **granted** 21/11/1985 for *Chapel renovation and alterations, gatehouse extension and building of a new toilet block.*

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage

Highgate Conservation Area Appraisal and Management Strategy

Assessment

Planning permission and listed building consent are sought for the retention of a set of secondary gates within the main gateway to Highgate (West) cemetery.

The West cemetery entrance is protected by two substantial cast iron gates. In order to protect the fragile landscape and monuments, access to the cemetery is controlled, and is limited to grave owners or guided tours. The gates are kept locked even during visiting hours, and are opened by staff as and when access is required. Visitors awaiting tours currently wait outside the gates.

In order to provide a more welcoming face during opening hours, and to prevent staff from having to frequently open and close the very heavy gates, it is proposed to keep the main gates open to allow visitors awaiting tours to wait under the shelter of the gateway or within the south chapel. However, in order to prevent unaccompanied access, a set of lightweight, half-height metal gates has been installed on the inner face of the gateway.

The additional gates have been custom-made by a blacksmith, and measure c. 1.3m in height. Each gate folds into three sections, in order that the gates can fold back neatly when they are required to be fully open. Each gate is minimally fixed back to the adjacent brickwork wall at its upper point. The bases are slotted into a pin socket concealed within the York stone paving, and a single drop bolt on each side allows the two central sections to be opened independently. The detailed design influence was taken from the main gates, but is much more open and lightweight in nature. The new gates are not readily visible from the public realm when the main gates are closed.

The visual and physical impact of the new gates is minimal. The proposal is justified in terms of the benefits to visitors and staff, and is considered to represent a well-designed solution which is visually and operationally preferable to alternatives such as temporary / removable barriers or ropes. Should circumstances change in the future, the gates can be easily removed and the small areas of affected brickwork made good, without significant harm to the fabric of the building.

The proposal raises no sustainability nor amenity concerns, and is considered to enhance the character and appearance of this part of the Highgate Conservation Area, as it will allow the main gateway to be opened up and the architecture and landscape behind to be appreciated more readily from Swain's Lane.

The works are considered to meet the relevant local and national policy and guidance, and approval is therefore recommended.