

Delegated Report		Analysis sheet		Expiry Date:		20/07/2011	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alan Wito				2011/2297/L			
Application Address				Drawing Numbers			
Chapel Highgate Cemetery Swains Lane London N6 6PJ				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Reinstatement of the plaster vault ceiling in the first bay of Cemetery's Chapel.							
Recommendation(s):		Grant listed building consent					
Application Type:		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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The Anglican chapel forms the southern section of the entrance building to the western cemetery at Highgate. It was built in 1838-9 by Stephen Geary for the London Cemetery Company in the Tudor Gothic Style.

It is grade II listed and lies in Highgate Village Conservation Area.

Relevant History

Planning permission and listed building consent were granted on 21/11/85 for the chapel renovation and alterations, gatehouse extension and building of a new toilet block (refs: 8401655 and 8470258).

Relevant policies

LDF Core Strategy and Development Policies

Policy CS14 – Promoting high quality places and conserving our heritage

Policy DP25 – Conserving Camden's heritage

Assessment

Since 1975 the building has been under the ownership of the Friends of Highgate Cemetery following the closure of the cemetery in the same year. The building was in a poor condition and works were undertaken including works to make it wind and watertight but left the first bay without a ceiling, the original having fallen in.

The proposal is to reinstate a plaster ceiling within the first bay of the chapel. No documentary evidence has been discovered to show what the original ceiling had been, however the proposed design is based on surviving evidence in the building.

It seems entirely reasonable that the ceiling would have been plastered. At the moment brickwork is exposed which is unlikely to have been the original finish in a chapel. The exposed scissor trusses are often used for vaulted ceilings as they allow a greater ceiling height.

A cornice would be run around at the springing line of the new ceiling to allow a transition to slimmer vault ribs (it is considered that ribs the same size as the pilasters would be too thick) but would also allow for the incorporation of discrete light fittings.

Although the proposed ceiling design is conjectural it is based on reasonable assumptions formed from the available evidence. It is certainly an improvement of the existing exposed brickwork and trusses and is therefore considered to enhance the special interest of the listed building. It is recommended that consent is granted.

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