

Mr Craig Hamilton
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Hundred House
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Application Ref: **2015/1013/P**
Please ask for: **Victoria Pound**
Telephone: 020 7974 **2659**

14 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Highgate Cemetery
Swains Lane
London
N6 6PJ

Proposal:
Erection of new stone sepulchre within Highgate West cemetery.

Drawing Nos: Site location plan; AD01; AD01; AD03; AD04; AD05; AD06; AD07; AD08; AD09; AD10; AD11; AD12; AD13; AD14; AD15; AD16; AD17; AD18; AD19; AD20; 22395-A-2; 22395-A-3-1; 22395-A-3-2; 322395-A-3-3; 322395-A-3-4; Design and Access Statement (dated February 2015) Heritage Impact Assessment (dated January 2015); Arboricultural Impact Assessment (dated January 2015).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; AD01; AD01; AD03; AD04; AD05; AD06; AD07; AD08; AD09; AD10; AD11; AD12; AD13; AD14; AD15; AD16; AD17; AD18; AD19; AD20; 22395-A-2; 22395-A-3-1; 22395-A-3-2; 322395-A-3-3; 322395-A-3-4; Design and Access Statement (dated February 2015) Heritage Impact Assessment (dated January 2015); Arboricultural Impact Assessment (dated January 2015).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Reasons for granting permission:

The proposed new sepulchre is a high-quality design which utilises traditional construction techniques and natural materials which are appropriate to the historic site and surroundings. Its form, monumental scale and detailed design are considered to contribute to the special character of Highgate West Cemetery, which is a registered historic landscape, and to the character and appearance of the wider Highgate Conservation Area.

The building's scale is considered to be appropriate to its function, and appropriate to the established tradition of grand mausolea built within the Cemetery. It is larger than the adjacent south lodge building (listed Grade II), which is fairly small as befits its supporting character. The scale and position of the new building is not considered to be harmful to the setting of this listed building, nor to the setting of the Grade II listed Chapel and gatehouse, as it will not obscure or otherwise harm any significant views of these buildings, and the very different functions of the new building in comparison to the south lodge and gatehouse will be clearly understood. The site's heritage assets will not be harmed.

The proposed building relates wholly to the function and provision of the working Cemetery, and as such is considered to represent appropriate development of Metropolitan Open Land. Its scale and position do not infringe upon the openness of the site.

Due to its location, the proposal will not harm the amenity of any adjoining residential occupiers.

The site's planning history was taken into account when coming to this decision. One objection was received as a result of public consultation.

Special regard has been given to the desirability of preserving the setting of adjacent listed buildings, under s.66 of the Listed Buildings and Conservation Areas Act 1990, and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990, both as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66, 81, 89 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment