

Application ref: 2019/1159/L
Contact: Josh Lawlor
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Date: 18 April 2019

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William Martin Property Consultants
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Parliament Hill Fields Lido
Highgate
London
NW5 1LT

Proposal:

Installation of full height metal gates & turnstile to main entrance, new full height turnstiles to changing rooms at either end on the building with internal shutters at two new exit points, new stairs, rendered wall, handrails and associated signage.

Drawing Nos: Site Location Plan 1-2500, Design and Access and Heritage Statement by William Martin, WM-JT-01_101, WM-JT-01_102, WM-JT-01_103, WM-JT-01_104, WM-JT-01_104,

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: Site Location Plan 1-2500, Design and Access and Heritage Statement by William Martin, WM-JT-01_101, WM-JT-01_102, WM-JT-01_103, WM-JT-01_104, WM-JT-01_104,

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.

- 4 Detailed drawings of the roller shutters on the peripheral exits, at a scale of 1:10 showing their form, appearance and colour, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 Reasons for granting consent-

The access to the Lido is controlled from one main entrance through the main central reception/ticket office via a turnstile, with the exit to one side via an exit gate. The Lido is in high demand during the summer months and regularly has to be closed to large queues after reaching capacity which has become a challenge for staff. The main entrance currently has a turnstile access with half-height access gate to one side, and a single full height access gate. The proposal seeks to use the central access purely for entrance purposes. The central access would have a single full height, self-closing access door adjacent to a full height turnstile. A second external access door would also be positioned just inside.

The proposal also seeks to reopen the side access doors as exits from both changing areas. Full height turnstiles and new stairs would be installed either side with roller shutters installed internally. All work would have matching materials although a condition is attached to require details of the shutters to be submitted.

Overall the alterations are relatively small scale and discreet and would not seriously harm the special interest and appearance of the listed building. Any harm caused is considered to be 'less than substantial' and is outweighed by the public benefits of the proposal.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 paragraph 38 of the National Planning Policy Framework 2019.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer