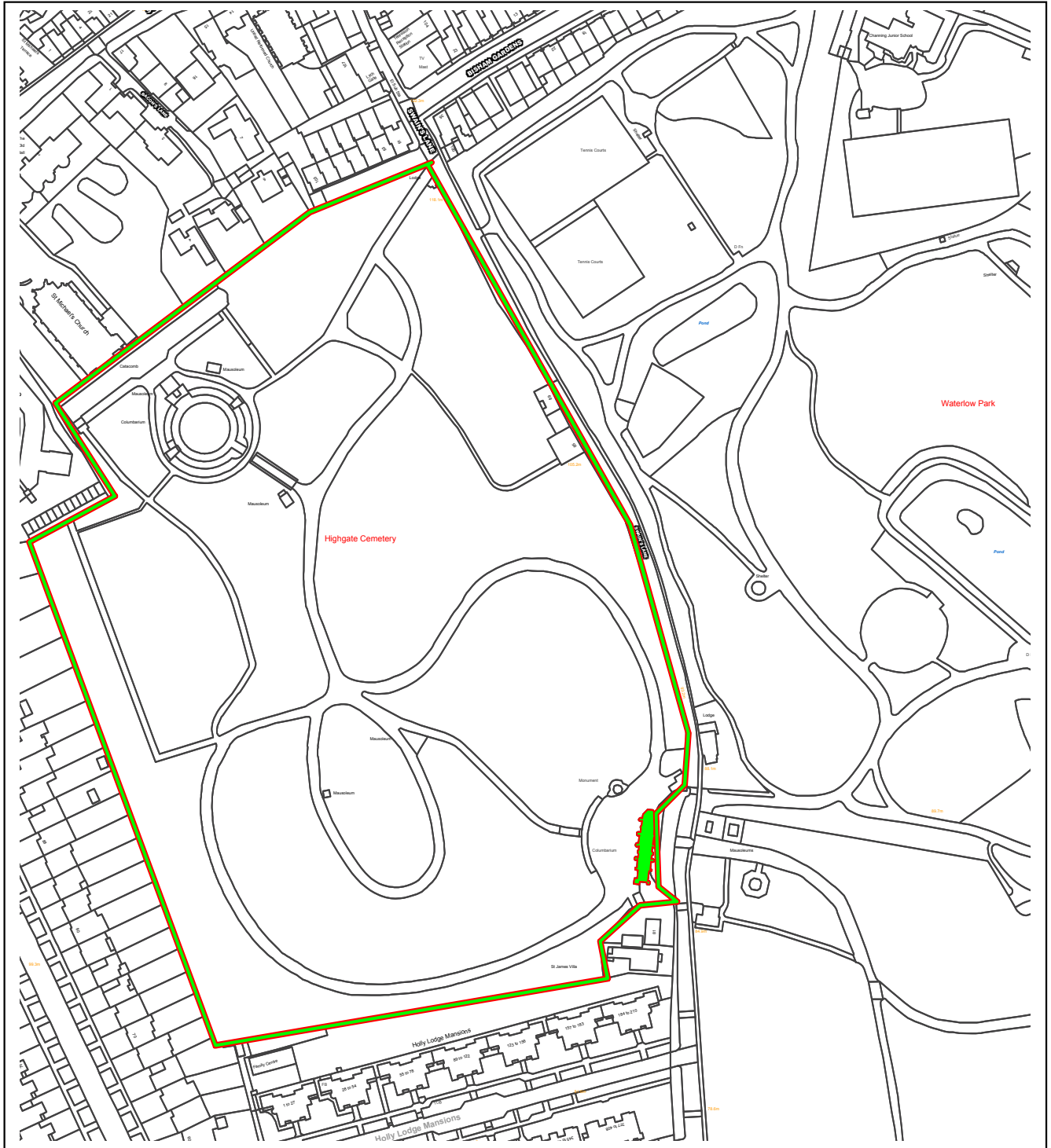
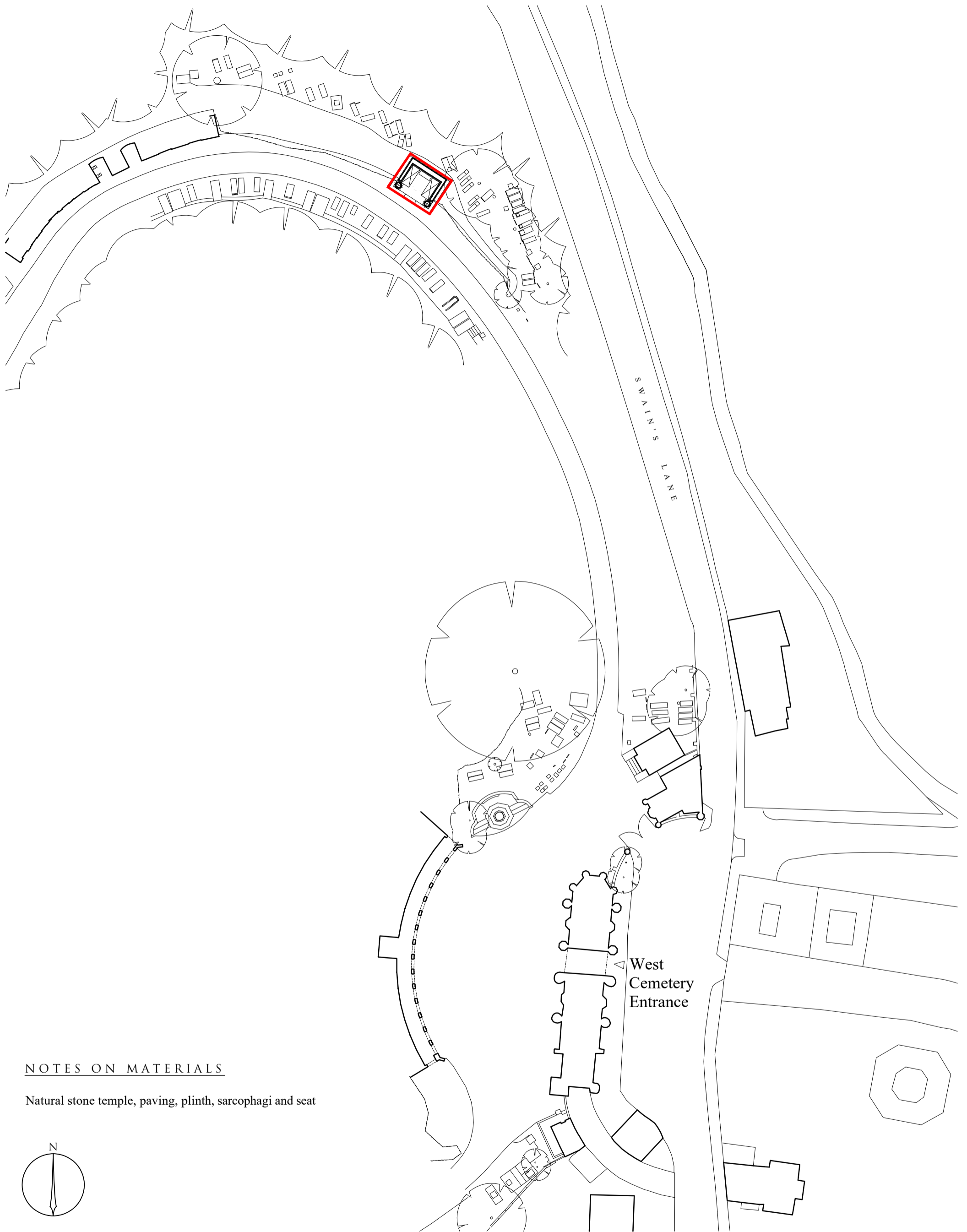


Highgate West Cemetery 2019/3366/P



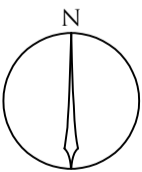
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Location of mausoleum



NOTES ON MATERIALS

Natural stone temple, paving, plinth, sarcophagi and seat



PLANNING

CRAIG HAMILTON ARCHITECTS LTD
 COED MAWR FARM, HUNDRED HOUSE, RADNORSHIRE LD1 5RP · T:01982 55331

PROJECT:	Highgate Mausoleum		
DRAWING TITLE:	Location Plan		
DRAWING No:	AD00	REVISION:	-
DATE:	June 2019	SCALE:	1:500 @ A3

REV.	DATE	NOTES
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CHECK ALL DIMENSIONS CAREFULLY ON SITE AND REPORT ANY DISCREPANCIES
 DO NOT SCALE FROM THIS DRAWING (EXCEPT PLANNING DRAWINGS)

Highgate Cemetery – Photographs



1. Proposal site to the right beyond tap post



1. View uphill from mausoleum site (right of path)



2. View downhill to proposed site to the left around curve



4. The Goldhammer Sepulchre (2015) within Highgate West Cemetery

Delegated Report		Analysis sheet		Expiry Date:	27/09/2019
(Members Briefing)		N/A		Consultation Expiry Date:	08/09/2019
Officer			Application Number(s)		
Thomas Sild			2019/3366/P		
Application Address			Drawing Numbers		
Highgate Cemetery Swain's Lane London N6 6PJ			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of mausoleum within west cemetery					
Recommendation(s):		Grant conditional planning permission			
Application Types:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation:	Site notice displayed from: 09/08/2019 until 02/09/2019 Press notice printed from: 15/08/2019 until 08/09/2019			
Highgate Neighbourhood Forum	<p>Highgate Neighbourhood Forum objects to the proposals</p> <p>Summary of reasons:</p> <ul style="list-style-type: none"> • No verifiable CAD images to show what the impact on the site would be • Existing trees make a positive contribution • No assessment of ecological impact • Trees which have townscape value should be preserved or replaced • Recommended informative in respect to wildlife • The Goldhammer Sepulchre sited close to the cemetery entrance is detrimental to the visual amenity in views from Swains Lane and Waterlow Park, dominating an attractive planted area with discreet tombstones <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • <i>During the course of the application, the applicant provided 2 CAD visual aides showing the mausoleum in the context of the surroundings.</i> • <i>The mausoleum itself is sited on a grass verge, and does not involve tree removal. The arboricultural report does however include the removal of 3 minor ash trees within the densely wooded area to the rear that are demonstrated to be in poor condition. These trees are not specimen, veteran or mature trees of high value and their removal would not impact the surroundings given the large number of adjacent trees</i> • <i>An arboricultural report has been provided and assessed by the Council's Tree and Landscape Officer and a condition would be attached to ensure tree protection measures are implemented during construction.</i> • <i>The suggested informative can be included in the permission</i> • <i>The proposed site for this mausoleum would not allow for direct views from Swains Lane or Waterlow Park. For Further discussion on siting and impact see section on Design and Heritage.</i> <p>Highgate CAAC</p> <p>Highgate CAAC has commented</p>			

	<ul style="list-style-type: none"> • Location drawings are inadequate to determine the precise site • Not clear if it will be visible from the street • Goldhammer Sepulchre has proved to be much more visible to the street than envisaged • Something more in tune with the cemetery would be more appropriate <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • <i>The location drawings clearly show the proposed site in relation to Swain's Lane and the cemetery entrance. A further section has been provided showing the structure in relation to the cutting and embankment and on to the closest section of perimeter wall. Plans indicate that there would be little or no direct visibility of the mausoleum from outside the cemetery, and no direct impact to the streetscene of Swains Lane</i> • <i>Further discussion on the design and heritage impact of the proposed design is made under the relevant section</i>
<p>Historic England</p>	<p>No comment</p>

Site Description

Highgate Cemetery is a large Victorian burial ground, split across two sections (east and west) and spilt by Swains Lane. The proposed mausoleum would be sited within the west cemetery, at a point approximately 95 north of the main entrance and 15m from the high perimeter wall. Three listed structures have been identified in the site surroundings within this part of the cemetery.

The site sits within Highgate Conservation Area and is designated as Metropolitan Open Land. Highgate Cemetery is also a registered historic garden.

Relevant History

Goldhammer Sepulchre

2015/1013/P Permission granted 14/04/2015 for erection of new stone sepulchre within Highgate West cemetery

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

A2 Open space

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Design (2019)

CPG Amenity (2018)

Highgate Conservation Area Statement (2003)

Highgate Neighbourhood Plan

Assessment

1. Proposal

- 1.1. Permission is sought for the erection of a stone mausoleum structure max 8m high by max 6.9m wide alongside an existing curved path, on sloping ground and partly cut into the embankment behind.
- 1.2. The form of the building is an open-fronted temple, with two sides and a back, with double sarcophagi stacked one above each other either side of a central area, incorporating a seat.
- 1.3. **Assessment**

Principle of development

- 1.4. Under Local Plan Policy A2 the Council will give strong protection to maintaining the openness and character of Metropolitan Open Land (MOL).
- 1.5. 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. Despite its designation as MOL, Hampstead West Cemetery contains man made structures related to human burial and memorial, as well as artificial landscaping. The scale and position of the mausoleum when considered within this particular context of the site and its use would not significantly infringe upon the prevailing character and degree of openness.
- 1.6. Hampstead Cemetery is a registered historic park. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the landscape's special character.
- 1.7. Historic England describes the west cemetery as being composed of winding drives and paths through mature trees and shrubberies, with statuary and elaborate funerary architecture arranged within the structural planting on terraces set in the steeply sloping ground.
- 1.8. The addition of the mausoleum would further continue the landscape's historic use as a working cemetery and contribute positively to the character of diverse funerary architecture within the site as a whole.

Design and heritage

- 1.9. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Local Plan policy D2 seeks to preserve and, where appropriate, enhance Camden's conservation areas.
- 1.10. Policy OS1: of the Highgate Neighbourhood Plan seeks to ensure that development is not detrimental to the integrity, appearance or setting of the open space in terms of height, scale, massing, use of materials or function.
- 1.11. The proposed site is set on a currently undeveloped section of curved path with a grass verge and 4m high embankment rising up to a densely wooded area behind containing graves and other memorials. The mausoleum structure would sit against and be partly excavated into the embankment.
- 1.12. Highgate West Cemetery contains a diversity of graves and tomb structures. Whilst the prevailing character is that of smaller scale graves and tomb memorials there are also a number of larger scale mausoleum structures dispersed across the site, as well as the catacombs buildings. Larger mausolea include the Cheylesmore, Beer and Corey-Wright structures as well as the recently completed Goldhammer Sepulchre.
- 1.13. There is also diversity in design approach to the mausolea, with various architectural influences displayed in each structure. Officers consider the proposed classical Greek approach appropriate and of high quality. In order to ensure a high quality and appropriate stone, a condition would be attached requiring details of the stone to be provided.
- 1.14. Three Grade II listed tomb structures have been identified within the surroundings of the proposed site. The cutting catacombs are a row of 19th Century structures facing the curved path, beginning 26m from the proposed site and situated at a notably higher level. These structures are typically 3m x 3m, and whilst they are clearly smaller in scale than the proposed

mausoleum they are discernibly different in their typology and intended presentation. The separation distance as well as the lower level of the proposed siting serve to significantly mitigate visual impact.

- 1.15. The Frank Holl and Charles Green tombs are situated 49m and 34m away respectively, and would not be significantly visually impacted by the proposal.
- 1.16. Overall the mausoleum would contribute positively to the diverse range of burial and memorial structures within the cemetery and be sited in an appropriate setting, away from important structures in a largely undeveloped area that does not currently provide special character or heritage importance.
- 1.17. The mausoleum would not be visible to the wider conservation area and as such is considered to preserve the existing character.
- 1.18. Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Neighbour amenity

- 1.19. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 1.20. The proposed siting is approximately 50m distant from the nearest residential dwelling at no. 85 Swain's Lane, sited at a considerably lower level down the hill and separated by areas of dense tree cover. As such its siting well within the cemetery grounds would not impact the amenity of neighbouring occupants.

Trees

- 1.21. The proposals include excavation into the embankment and the removal of 3 low grade ash trees within an area of dense tree cover has been included in the application. The tree proposals have been reviewed by the Councils' tree and Landscape Officer and found to be acceptable given the poor state of the specimens. Given their setting amongst other dense vegetation well within the cemetery the trees do not form a discernible contribution to the townscape or historic landscape.
- 1.22. In order to safeguard the other surrounding trees, tree protection measures have been provided and a condition would require these to be fully applied during the construction of the mausoleum.

2. Recommendation

Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th October 2019, nominated members will advise whether they consider this application should be reported to the

Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3366/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 22 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Mr Craig Hamilton
Coed Mawr Farm
Hundred House
Llandrindod Wells
LD1 5RP
UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Highgate Cemetery
Swain's Lane
London
N6 6PJ

DECISION

Proposal:

Erection of mausoleum within west cemetery

Drawing Nos: 22395A/1/R1; AD00 Rev A; AD02 Rev C; AD03 Rev B; AD04 Rev A; AD05 Rev A; AD07 Rev A; AD08; SK1; 1266-D-001; AD11; AD09; AD10; Design and Access Statement - Craig Hamilton Architects (June 2019); Arboricultural Impact Assessment ref TWC1266-R-001 (July 2019)

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 and documents: 22395A/1/R1; 22395B-2; 22395A-2-R1; 22395C-1; 22395C-2; AD00 Rev A; AD01 Rev C; AD02 Rev C; AD03 Rev B; AD04 Rev A; AD05 Rev A; AD07 Rev A; AD08; AD09; 11700 -sk1 - 2019; 1266-D-001; Arboricultural Impact Assessment ref TWC1266-R-001 (July 2019)

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

- 3 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance and character of the surrounding area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved drawing 1266-D-001. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

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 policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or www.naturalengland.org.uk.

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

Director of Regeneration and Planning