

Application ref: 2021/1074/L
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Date: 12 May 2021

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London Borough of Camden
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Craig Hamilton Architects Ltd
Coed Mawr Farm
Hundred House
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LD1 5RP
Powys

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

The Hanges Mausoleum
Highgate Cemetery
Swain's Lane
London
N6 6PJ

Proposal:

Replacement of the existing concrete block sarcophagus within the Hanges Mausoleum with a Carrara marble sarcophagus.

Drawing Nos:

AD01 Hanges Mausoleum Location Plan;
AD02 Hanges Mausoleum Block Plan;
AD03 Ground floor plan;
AD04 Sections AA and BB Front and Side Elevations;
Hanges Mausoleum Design and Access Statement by Craig Hamilton dated January 2021;
22395A-3-1 Floor Plan;
22395B-3 Elevations;
22395A3-1 Elevations and Sections;
22395B-2 Land Survey.

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:

AD01 Hanges Mausoleum Location Plan;
AD02 Hanges Mausoleum Block Plan;
AD03 Ground floor plan;
AD04 Sections AA and BB Front and Side Elevations;
Hanges Mausoleum Design and Access Statement by Craig Hamilton dated January 2021;
22395A-3-1 Floor Plan;
22395B-3 Elevations;
22395A3-1 Elevations and Sections;
22395B-2 Land Survey.

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 The cast iron gates and surrounding stone work of the mausoleum to be fully protected during the course of these works.

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 permission/consent-

This application concerns the replacement of the existing concrete block sarcophagus within the Hanges Mausoleum at Highgate Cemetery.

The Hanges Mausoleum is grade II listed and is part of the highly important row

of tombs located in the sweep of the curved bank close to the entrance to the West part of Highgate Cemetery known as The Cuttings.

The interior of the mausoleum has a plain tiled marble floor while the existing sarcophagus is of concrete block construction with a top of stone slabs.

The proposed replacement is to be in marble and of a classic design. The addition of a two tiered sarcophagus will allow for future interment.

The proposed changes are not considered to harm the significance of the listed mausoleum and the application is therefore supported.

There will be no visual impact on the exterior of the Hanges Mausoleum.

Public consultation was not required in this instance as the works involved the interior of the mausoleum only.

The site's planning history has been taken into account when making this decision

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

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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).
- 3 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.
- 4 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.

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 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer