



Officer Report

Application Number:	HGY/2023/2765
Application Type:	Listed building consent (Alt/Ext)
Address:	Cholmeley Lodge, Cholmeley Park, Hornsey, London, N6 5EN
Proposal:	Additional guarding to inside of roof parapet.
Case Officer:	Roland Sheldon
Valid Date:	13/10/2023
Applicant:	Mr Jaimeson
Agent:	Mr Constantine Koritsas

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT PERMISSION subject to conditions

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

This application is for the installation of an additional guarding to the inside of the building roof parapet.

Site and surroundings

The subject site contains a six-storey grade II listed block of flats located on the northern side of Cholmeley Park, at the junction shared with Highgate High Street, N6. The surrounding uses are a mix of residential and commercial. The Channing Junior School is located on the other side of Highgate High Street. The site is located within the Highgate Conservation Area. Cholmeley Lodge is a Grade II listed building.

Relevant Planning and Enforcement History

PRE/2023/0001: Guarding for the publicly accessible roof (Listed Building) – Response submitted 21/07/2023

3. CONSULTATION RESPONSE

The responses below were received following consultation on the application:

Internal

LBH Conservation Officer:

Cholmeley Lodge is one of the finest surviving 1930s mansion blocks designed by Guy Morgan. The block was designed with a scalloped planform, the curves emphasised by the projecting balconies and horizontal steel bar casement windows. The existing windows are an essential part of the design of the building and are single glazed steel casements.

The proposed rooftop guarding is to ensure adequate fall protection and would be installed to roof floor of Grade II listed Cholmeley Lodge. The railings have been thoroughly discussed with Officers at pre-application stage (PRE/2023/0001) with the help of photographic surveys and design drawings and followed by installation of a mock up guarding spaced off the roof parapet so that the guarding height results invisible in those views of Cholmeley Lodge from the road along Highgate Hill.

The application sets out a few different details for the existing building and the proposed railings and the proposed works are in line with the preferred options 2 & 4. The design of the mesh is utilitarian in style and not in keeping with the building's architectural style. It was advised at pre-application stage that a decorative mesh should be used and it is unclear why this has not been altered since the pre-application stage. Preferably the mesh design should be altered away from a utilitarian design – we could do this by condition?

As configured the proposed guarding would have a neutral impact on the significance of the listed building and the conservation area and the proposed works are supported by conservation.

External

Highgate CAAC: The mesh guarding is unsightly and more visible than stated. A better solution should be sought to problem. This is a highly visible and significant grade 2 listed block.

4. LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a press advert and letters sent to neighbouring properties. No representations were received from neighbours in response to notification and publicity of the application.

5. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

- Design and impact of the character and appearance of the Grade II listed building
Design and impact of the character and appearance of the Grade II listed building

As noted above the host property forms part of a Grade II listed building and as such, there is a legal requirement for its protection. The primary legislation relating to the conservation of historic environment is the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004.

The 1990 (LBCA) Act requires local planning authorities to “have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest’.

The requirements of Local Plan policy SP12 ‘Conservation’ and Development Management Policy DM9 apply in this case and state that it is required that alterations and extensions to listed buildings:

- Do not lead to substantial harm or total loss of their significance;
- Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
- Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and
- Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

The proposal consists of 2 safety guarding treatments. Condition 1 on the southern elevation which sees a mesh guarding placed at a splayed angle being affixed to the top section of the existing parapet surround. Condition 2 on the northern elevation would also be affixed to the existing parapet, but with a horizontal 0.8m metal frame setting the meshed guard rail off the parapet. The proposal follows the recommended pre-application advice approach, which results in the safety rails not being visible from the road along Highgate Hill.

Whilst the mesh is utilitarian in design, it is acknowledged that this intervention is limited to the internal roof area, and is considered to have a neutral impact on the character of the listed building and the conservation area.

As such, the proposal here complies with Local, London and National policies relating to heritage assets including the Conservation Area; and the statutory duty to preserve the special interest of this Listed Building, having given considerable importance and weight when assessing this application.

All other relevant policies and considerations, including equalities, have been taken into account. Listed Building Consent should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

6. RECOMMENDATION

GRANT LISTED BUILDING CONSENT subject to conditions:

Conditions:

- 1 The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out in accordance with the approved plans and detail listed above.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.