



Officer Report

Application Number:	HGY/2024/0546
Application Type:	Full planning permission
Address:	Apartment 1, Furnival House, 50 Cholmeley Park, Hornsey, London, N6 5AD
Proposal:	Conversion of existing window opening into a door
Case Officer:	Sion Asfaw
Valid Date:	29/02/2024
Applicant:	C/o Agent C/o Agent C/o Agent
Agent:	Mr Felix Charteris

RECOMMENDATION

Approve with Conditions

1. Proposed development

The application scheme is for the proposed conversion of existing window opening into a door. The proposed design has been amended following feedback from the Council's Conservation Officer.

2. Site and Surroundings

The subject site is Furnival House, a four-storey building currently used as self contained flats, located on the Northern side of Cholmeley Park. The application relates to Apartment 1. The building is a Grade II listed building and the site is located within Highgate Conservation Area.

3. Relevant Planning and Enforcement history

HGY/2013/1890- Listed building consent for lowering of the height of the cills to the lower ground floor windows by one course of terracotta, approximately 380mm. Approve with Conditions 21/10/2013

HGY/2013/1891- Listed building consent for change of Units 1 & 3 from 1 bed units to 2 bed units to create a total of 6 x 3 bed and 9 x 2 bed flats. Approve with Conditions 21/10/2013

HGY/2013/1896 – Listed building consent for changes to 4th floor dormer windows to front and rear elevations to link approved former windows to create larger windows, move mansard walls outwards by 390mm and the addition of 3.no rooflights over the living/dining room. Approve with Conditions 21/10/2013

HGY/2013/2261- Display of 1 x non -illuminated PVC banner sign. Approve with Conditions 23/12/2013

HGY/2013/2274- Listed Building Consent for display of 1 x non-illuminated PVC banner sign. Approve with Conditions 07/01/2014

HGY/2014/0254- Erection of new recycling and refuse store and condenser housing to the rear of Furnival House adjacent to the rear service entrance and car park access road. Approve with Conditions 05/06/2014

4. Consultation Response

Conservation Officer No objection based on amended plans.

5. Local Representations

No representations received from neighbours, local groups, etc in response to notification and publicity of the application.

The following local groups/societies made representations:

Highgate CAAC – In summary objects to the application because it fails to respect the Grade II listing of the property, the proportions of the proposed elements do not match the building's character, and there is a lack of clarity regarding the construction of the proposed door. The committee believes the design is unacceptable and should be refused.

6. MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

Design and heritage

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The conservation officer commented as follows:

"Furnival House lies within the Highgate Conservation Area. The special interest of Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century.

Private 'mansion' flats, well established in central London as a lifestyle choice for middle-class professionals and retirees, emerged in Highgate c1900 while flats above new shopping parades provided generous accommodation for shopkeepers and less-affluent residents and commuters. was built in Cholmeley Park in 1916 as a hostel for female staff of the Prudential Assurance Co. and it is a unusual and high quality example of a purpose built building of this type and accordingly contributes to the significance of the Highgate Conservation Area. The proposed works would have a neutral impact on the significance of the Highgate Conservation Area.

Furnival House is a grade II listed building and is a good example of the neo-Wren (or 'Renaissances') style of the early 20th century. It is four storeys high in red brick with rubbed brick and stone dressings, the stone centrepiece with a semi-circular Ionic portico crowned by a segmental pediment carved with the company crest. The forecourt is enclosed by walls and a pedimented gateway with iron gates.

The list entry sets out its reasons for listing as:

Special historic interest as a purpose-built hostel for domestic staff of one of the nation's major firms, built at a time when accommodation for emerging groups of women in cities was being defined, and reflecting the attention to staff welfare to which the Prudential Assurance Company was particularly committed;

Special architectural interest as a handsome institutional building in the Edwardian Baroque style built with quality materials and craftsmanship, making rich use of the patron's motto and crest through architectural detail;

While the interior has been much institutionalized, the special interest can be clearly identified in some areas, particular the elaborately plastered entrance hall and the remains of the dining hall;

The quality brick and stone entrance boundary wall and composite stone balustrades in the grounds reflect its awareness of its location of quality. It has also a group value with the Grade II Cholmeley House next door, a moderne apartment block of the 1930s, and a claim can be made for its associational group value with the Grade II Prudential Assurance headquarters at Holborn Bars by Alfred Waterhouse*

The proposed design has been amended following feedback and is now more sensitive to the character and appearance of the conservation area. This is demonstrated by the retention of existing materials and joinery details, ensuring consistency with the surrounding historic structures. The amendments made following feedback, particularly regarding the use of full pane glazing and the retention of windowpane arrangements, reflect a careful approach to maintaining architectural integrity. Overall, the design respects and complements the conservation area's character, making it acceptable in terms of design".

In summary the works here will not harm this listed building or the character and appearance of this part of the conservation area, leaving it preserved, for which considerable importance has been applied.

Impact on Neighbouring Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

The proposal is not considered to adversely impact the amenities of these neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy and the proposal complies with London Plan Policy D6 and DPD Policy DM1.

Conclusion

The proposal as amended is considered acceptable in design and heritage terms.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. Recommendation

GRANT PERMISSION -Subject to the following condition(s)

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

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.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out

requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.