



Officer Report

Application Number:	HGY/2024/0622
Application Type:	Listed building consent (Alt/Ext)
Address:	Apartment 1, Furnival House, 50 Cholmeley Park, Hornsey, London, N6 5AD
Proposal:	Listed building consent for conversion of an existing window opening into a door (AMENDED PLANS).
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. 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.

2. PROPOSED DEVELOPMENT

The application scheme is for the proposed conversion of existing window opening into a door.

3. CONSULTATION:

LBH Haringey Conservation Officer: - No objection based on amended plans.

Local Consultation

A notice was placed in the local press as part of the local consultation, in addition to a site notice being placed outside the building. No other comments were received during the statutory consultation period.

Highgate Conservation Area Advisory Committee 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.

4. ASSESSMENT

The material planning consideration for this listed building consent application is the effect of the works upon the special architectural and historic interest of the Grade II listed building.

Design & heritage

The National Planning Policy Framework (NPPF) 2024 emphasises the importance of ensuring that local planning authorities should consider:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 208 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

London Plan policy HC1 requires development proposals to conserve the significance and be sympathetic to the significance of heritage assets

DM policy DM1 sets out that proposals should relate positively to their locality, having regard to distinctive architectural styles, detailing and materials. DM policy DM9 sets out development that conserves and enhances the significance of a heritage asset and its setting will be supported. Policy DH2 of the Highgate Neighbourhood Plan (2017) requires proposals to preserve or enhance the character and appearance of Highgate's conservation areas and respect the setting of its listed buildings/assets.

The conservation team 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 'Wrenaissance') 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 impact.

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.

5. RECOMMENDATION

Grant Listed Building Consent subject to the following 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 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.