

1. SITE & SURROUNDINGS

- 1.1 The site is open on its north-west elevation where there is open land that we believe is associated with the adjacent Harington Scheme horticultural building. To the north of the site are a number of large residential properties on the road named Parklands and to the east a terrace of houses / flats. To the south on the opposite side of the road is open land and tennis courts and to the south-west is the single residence of Kempton House and beyond that the large block of flats that is Cholmeley Lodge.
- 1.2 Cholmeley Park is a single carriageway road approximately 7.5m in width that has pavements of varying widths. A mix of building styles set back behind trees and hedges bound the road. Furnival House is an existing large four storey building with a symmetrical Edwardian Baroque façade with a part semi-basement level. The building is institutional in character and visually prominent in its garden setting when viewed from Cholmeley Park. The building is currently used by the University of Westminster as halls of residence and was originally built by the Prudential Insurance Company as female staff accommodation. It stands alone amongst well-stocked landscaped grounds. The building has a 'U' planform above ground floor level, with the open end of the U facing to the rear.
- 1.3 The building is predominantly of red brick construction with faience detailing to strings, quoins, copings and entrance details. Two later addition utilitarian metal staircases are located on the rear of the building that detract greatly from the general quality of the structure. The entrance hall has good flooring and embellishment to the entrance areas where building dates are noted. A very poor later addition lift has been inserted in the entrance hall approach. Internally the only other features of note are four circular rooflights, the detailing of which will be retained.
- 1.4 The site is within the designated Highgate Conservation Area and also forms part of the Highgate Bowl. Furnival House was recently listed as a grade two listed building on the 7th of October 2008. The reasons for the designation were as follows;
- Special historic interest as a purpose built hostel for domestic staff of one of the nation's major financial institutions, 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 patrons motto and crest through architectural detail.
 - While the interior has been much institutionalised, the special interest can be clearly identified in some areas, particular the elaborately plastered entrance hall and the remains of the dining hall
 - The good-quality brick and stone entrance boundary wall and composite stone balustrades in the grounds reflect an awareness of its sensitive Highgate location. It has also a group value with the Grade II Cholmeley House next door, a moderne apartment block of the 1930s, and an associational group value with the Grade II * Prudential Assurance headquarters at Holborn Bars by Alfred Waterhouse.

2. PLANNING HISTORY

HGY/1991/1057-Display of two 10 x 8 sale boards- Approved 23-12-91

HGY/1992/1035-Dismantling and reconstruction of existing gateway arrangement to facilitate widened access road –Approved 22-12-92

HGY/1992/1039--Alteration to external elevation including amendment to windows and doors.- Approved GTD-20-10-92

HGY/1992/1040--Construction of brick clad water tank enclosures on existing flat roof – Approved GTD-20-10-92

HGY/1992/1076--Replacement of two open, non - enclosed steel fire escape staircase with two new open, non-enclosed steel fire escape staircase - GTD-20-10-92

HGY/1992/1364- Formation of a grasscrete road - GTD-10-05-93

HGY/1993/0035-Details of materials pursuant to conditions 3 & 4 attached to planning permission HGY/45585 – Approved 09-02-93

HGY/1995/1343- Tennis court site Furnival House Cholmeley Park London -Display of one advertisement at entrance to site. – Approved 21-05-96

OLD/1988/0226- Erection of extension to existing glass house new changing rooms, workspace and offices – Approved 08-12-88

HGY/2008/1432- Change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising of 6 x 3 bed, 7 x 2 bed 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, 15 cycle spaces. Refuse/re-cycling facilities and associated landscaping. (Revised Description) – Approved GTD-08-12-08

HGY/2008/2021- Listed Building Consent for change of use from hostel to residential (C3) and conversion of property into 15 residential units comprising 6 x 3 bed, 7 x 2 bed and 2 x 1 bed flats that will include erection of two storey rear stepped infill extension and replacement top floor structure to create new unit. Excavation of lower ground floor and new basement to accommodate leisure facilities, 11 car parking spaces in basement area and four parking spaces externally, and 15 cycle spaces. Refuse / re-cycling facilities and associated landscaping – Approved 08-12-08

3. RELEVANT PLANNING POLICY

3.1 National Planning Policy

PPS5 Planning for the Historic Environment (PPS5)

3.2 Unitary Development Plan

CSV2 Listed Building

CSV4 Alterations and Extensions to Listed Buildings

3.3 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology
SPG8b Materials

4. **CONSULTATION**

Statutory	Internal	External
English Heritage	Ward Councillors Conservation Team	<u>Amenity Groups</u> Highgate CAAC The Highgate Society <u>Local Residents</u> 46 Cholmeley Park 1-21 © Parklands, Cholmeley Park 12a Parklands, Cholmeley Parklands Flat 1-6 © Kempton House, Cholmeley Park 55a Cholmeley Park Flat 1-9 © 55 Cholmeley Park Flat 1-8 © Elm Court, Cholmeley Park 53 Cholmeley Park 51 Cholmeley Park 8-14 (e) Winchester Place 1-6 © Dukes Head Yard

5. **RESPONSES**

English Heritage Advice

5.1 Authorize that Haringey Council to determine the application for listed building consent and in doing so stress that they are not expressing any views on the merits of the proposals which are subject to the application.

Highgate CAAC

5.2 Object, because no plans are provided

Highgate Society

5.3 Oppose the renewal of consent in respect of the construction of an additional roof storey, and infill works, for the same reasons and concerns namely; because

- there will be a loss of privacy at present enjoyed in the nearby listed residences at Cholmeley Lodge, and Elizabeth House, and in the Highgate Bowl;
- the construction of basement leisure facilities may cause adverse effect upon the subground hydrology within the Highgate Bowl and other properties in the Highgate conservation area.
- the proposals will cause encroachment upon existing unbuilt areas on the Furnival House site.
- the proposed formation of an additional floor of residential accommodation will either enhance the character of the conservation area or protect the Listed Status of the building, but put its status at risk.

The Society objects to renewal of this consent, and recommends that the opportunity be taken to correct what was, we believe a poor decision.

Ward Councillor - Cllr Rachel Allison

- 5.4 Is inquiring that as well as a renewal for listed building consent there should also be the renewal of the planning permission for Furnival House.

Local Residents

- 5.5 Letters of objection received from have been received from the residents of No's 12a, 14 & 15 Parklands; I Kempton House and 23 Cholmeley Park and are outlined below:

- Lack of parking will lead to more parking pressures on the road
- They are concerned with length of the time the building works will take, noise levels, vehicles parked on the site and access to the garage at Kempton House
- There is concerns with the extent of the excavation that could result in physical damage to and deterioration of the fabric of the building.
- An engineer report should be submitted to the local authority and approved before any work can commence
- The development will constitute overdevelopment, which would have an extremely negative impact on the character, appearance and amenities of the areas
- The development would be detrimental to the privacy and amenity of nearby homes.
- The proposal would cause traffic conflict
- The developers have not provided a geological, engineering or any form of report to demonstrate whether or not such a large scale excavation is likely to have an effect on other properties in the vicinity

6. ANALYSIS / ASSESSMENT OF THE APPLICATION

- 6.1 This application follows on from a previous approval for Listed Building Consent for change of use from a hostel to residential use (C3) and conversion of the property into 15 residential units. The current application is in effect a renewal of this consent. The details assessment associated with planning reference LPA Ref: HGY/2008/2021 is attached to this report. This determination has been made having regards to the previous consent under LPA Ref: HGY/2008/2021.

- 6.2 The building was designated a grade two Listed Building on 7th of October 2008. English Heritage have considered the application, and states that they are not expressing any views on the merits on the proposal.
- 6.3 As there has been no overriding change to planning policy position or no new material considerations to take account of, since the last approval the proposed development is still considered to be acceptable.
- 6.4 The LPA continued to take the view that the proposal works and alterations will not be detrimental to the architectural and historical integrity and detailing of this Listed Building's interior and exterior. As such the proposal is considered to be in accordance policies CSV2 'Listed Building' and CSV4 'Alterations and Extensions to Listed Buildings' of the Haringey Unitary Development Plan 2006 and the Councils Supplementary Planning Guidance SPG2 'Conservation and Archaeology' and SPG8b 'Materials'.

8. RECOMMENDATION

Grant Listed Building Consent subject to conditions

Registered No. HGY/2010/1148

Applicant's drawing No.(s) 646-L-1.001, 002, 003; 646-L-2.001A, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 010, 011, 012, 013, 014, 015, 020A, 021A, 022A, 023A, 024A, 025; 646-L-3.001A, 002A, 010; 646-L-4.001A, 002A, 003A, 004A, 005A, 010, 020, 021, 022, 023; 646-L-5.001, 002, 003 as varied by the amended drawings.

Subject to the following condition(s)

1. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the building.

2. Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority in consultation with English Heritage before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:
 - a. Drawings (elevations and plans) at 1:20 of: entrance hall, existing and new staircore.
 - b. Sections of new cornices, architraves, mouldings at (1:5).
 - c. Sections showing relationship of new partitions to ground floor decorative ceilings, and reflected ceiling plan showing relocated roof lights.
 - d. A full engineer's report and method statement detailing underpinning and excavation works.

Reason: In order to safeguard the special architectural or historic interest of the building.

INFORMATIVE: The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

INFORMATIVE: No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

INFORMATIVE: No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

REASONS FOR APPROVAL

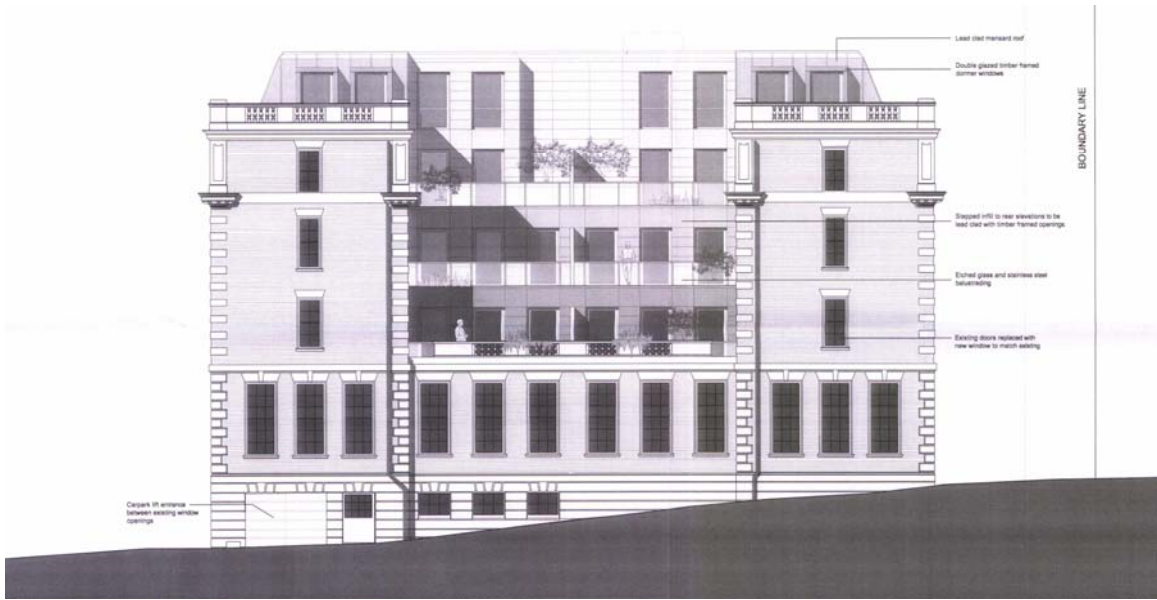
The application for a new planning permission to replace an extant planning permission HGY/2008/2021 should be approved on the grounds that since the approval of this application there has been no overriding change in the Council's policy position or no new material considerations to take account of. It is still viewed that the proposal would not be detrimental to the architectural and historical integrity and detailing of the listed building's interior and exterior. As such the proposal is in accordance with policies CSV2 Listed Building and CSV4 Alterations and Extensions to Listed Buildings of the Haringey Unitary Development Plan and the Council's SPG2.



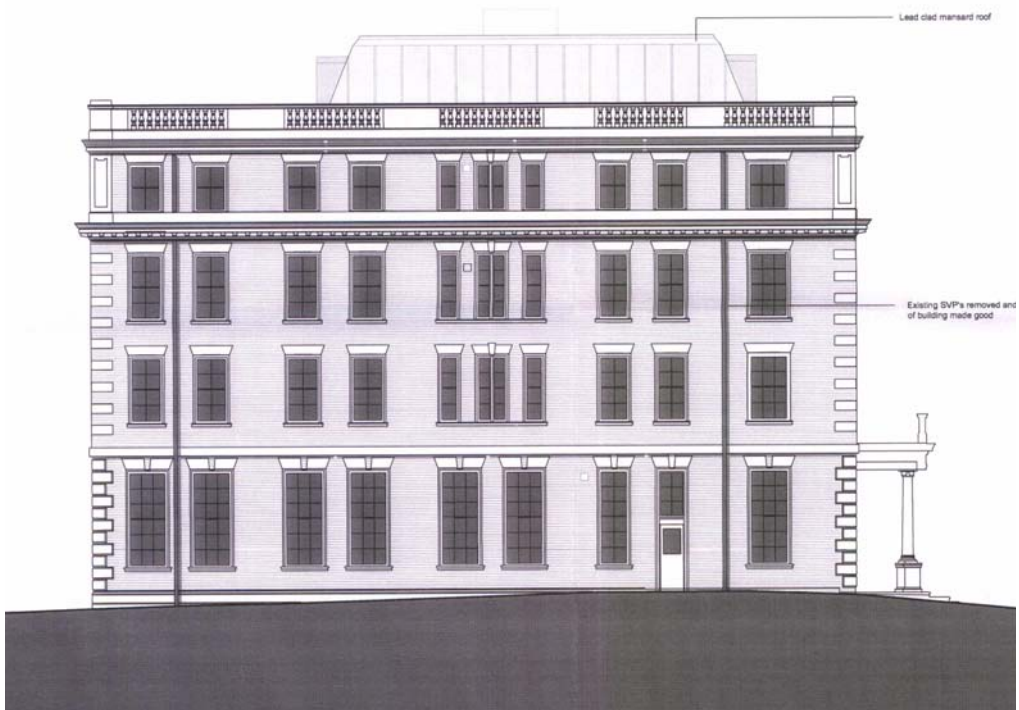
Existing Front Elevation



Proposed Front Elevation (Showing roof addition)



Proposed Rear Elevation



Proposed Side Elevation