

**FURNIVAL HOUSE LIMITED**

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Our Ref: JF / 060072

23 March 2015

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Local Plan Consultation  
Planning Policy  
Haringey Council  
River Park House  
225 Hugh Road  
Wood Green  
London  
N22 8HQ

FAO: Mr Stephen Kelly

Dear Mr Kelly

**London Borough of Haringey Draft Local Plan**

**REPRESENTATION from Furnival House Limited (as freehold owners of Furnival House, 50 Cholmeley Park, London N6 5EW ("Furnival House"))**

We refer to your letter of 3 March 2015 and we submit this letter within the 27 March 2015 period as confirmed to us by the Council.

We are the freehold proprietors of Furnival House, a grade II listed property located at 50 Cholmeley Park, London N6 5EW and immediately adjacent to the area identified in the Draft Site Allocations ("Draft Site Allocations DPD") Preferred Options as SA45: Highgate Bowl.

**Proposed site allocation – SA45: Highgate Bowl**

The Draft Site Allocations DPD describes the proposed allocation for SA45 as being:

"protection of the Highgate Bowl as open space, and improvement of public access through limited development of Townsend and Duke's Head Yards"

## **Site Requirements – public access routes**

We note that the list of Site Requirements contains the following entry:

“public routes through the various land parcels that make up the Bowl will need to be introduced to unify the open space.”

The plan for SA45 shows a number of pale grey lines which suggest access routes into the site. Two of these run roughly north-south and pass through Townsend Yard and Duke’s Head Yard. A third “access” route is marked running roughly east to west. At the western end, the access arrow appears to exit the SA Site at the bottom end of Kingsley Place. At the eastern end, the access route arrow exists the SA Site directly onto our property.

## **Representation**

The access route from Highgate Bowl suggested on the Site Allocation plan proposes crossing our property. We can confirm that the roadway located on the western side of Furnival House is not a public highway or public footpath. It is private land subject to private rights of way which benefit the adjacent properties of Kempton House and the Harrington Scheme only. The nature of these rights are specific to those properties and were not intended to extend to public access from the Highgate Bowl.

Furnival House is a grade II listed building, and its listing expressly includes the brick boundary wall and entrance to the private roadway. Any proposals that would provide a public right of way through the property will have a direct impact on both its setting and its preservation. Under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must give “considerable importance and weight” to the desirability of preserving the features of special architectural or historic interest, and also the setting of listed buildings when carrying out a balancing exercise in planning matters. The introduction of public access will have a direct impact on Furnival House and its setting, and we do not consider that such access provides sufficient benefits to override the harm that would be caused to this designated heritage asset.

This private roadway was never arranged for public access, and we would resist any changes proposed that would include provision for such public access. We do not consider that provision of such access is necessary to achieve the objectives set out for SA45, as the Council has identified at least 3 access routes to and from the site which can be achieved as part of development proposals and/or direct links to existing public highway.

Since the land is privately owned, we note that the Council would need to exercise compulsory purchase powers to either acquire the land, or to have it dedicated and adopted as a public pathway. We would resist such actions, as it would have a direct and negative effect on Furnival House. Such compulsory purchase would be contrary to the requirements imposed by the Listed Buildings Act, and supported by section 12 of the National Planning Policy Framework (NPPF), and it would not therefore be in the public interest for the Council to pursue such an option.

To address our concerns, we request that the plan for SA45 (Highgate Bowl) be amended to remove the grey access route line that directs access across our property.

Yours sincerely  
For and on behalf of  
Furnival House Limited



John Le M Germain  
Director