

Planning, Heritage and Design Statement

**On behalf of Mrs Alexeeva
38 Cholmeley Park, London, N6 5ER**

October 2022

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1.0 INTRODUCTION

- 1.0 On behalf of my client, Mrs Alexeeva, this Statement has been prepared to support a householder application for an extension and alterations to the existing house at No. 38 Cholmeley Park, London, N6 5ER.

2.0 THE APPLICATION SITE

- 2.1 The application proposal at No. 38 Cholmeley Park is a 3-storey semi detached Arts and Crafts property located on the west side of Cholmeley Park. The surrounding area is residential in character. The site falls within the administrative boundary of the London Borough of Haringey.

Historic Context

- 2.2 The property is unlisted, however it is located within the Highgate Conservation Area. The Highgate Conservation Area includes 7 character areas. Cholmeley Park falls within Sub Area 3, Archway which runs down from the north east facing slope from the ridge of Highgate Village to Archway Road. This part of the Conservation Area is characterised by development around the turn of the 20th century. This part of Cholmeley Park includes high quality examples of Arts and Crafts style houses. The houses comprise a variety in the detail of roofline, entrance porches, chimneys and a mix of finish which include pebble dash, tile hanging roofs and red brick work.



No 40-36 Cholmeley Park

Relevant Planning History

38 Cholmeley Park

Reference: HGY/2014/0281

Description of Development: Replacement of two windows to front (in timber) and two windows to rear (White PVCu casement windows).

Decision: Approval

Reference: HGY/2013/2108

Decision: Refused

Description of Development: Replacement of 2 windows to front and 2 windows to rear with new white uPVC-framed windows.

36 Cholmeley Park

Reference: HGY/2022/1034 (17/06/2022)

Decision: Approval

Description of Development: Conversion of the existing garage into a living room with a new flat skylight and raising its roof with an offset from the street side, new windows and doors at lower ground floor level. Re-aligning the existing rear extension on south and east walls. The change of existing French doors into aluminium bi-folding doors and the division of a window at ground floor level. The creation of a terrace at first floor with a flat skylight, the change of the corridor window to the terrace into French door at first floor. The enlargement of existing rear new dormer, installation of PV panels and a flat skylight at the roof level. New gates on existing openings at street level.

26 Cholmeley Crescent

Reference: HGY/2016/0306

Description of Development: Erection of ground and lower ground floor extension, rear dormer to roof slope, and changes to windows.

Decision: Approval

3.0 PROPOSED DEVELOPMENT

3.1 The description of development is as follows:

Erection of a replacement ground floor rear extension, creation of a balcony at first floor level together with the alteration of a window to a door, alterations to windows and doors on side elevation and the insertion of a window on the front elevation at second floor level with associated works.

3.2 The overarching purpose of the proposal is to create an improved connection between the existing house and its garden. To improve the unkempt appearance of the side elevation and to allow additional light in through the insertion of a sympathetic addition of a window on the front elevation.

3.3 At first floor level to the rear, the proposed balcony includes a 1.7m privacy screen on either side to preserve the privacy of and amenities of the neighbouring property whilst also allowing an improved outlook from the window and balcony at this level and the garden.

3.4 The proposal employs a heritage-led design which has taken into account similar alterations, extensions and improvements within Sub Area 3 of the Highgate Conservation Area.

4.0 PLANNING POLICY FRAMEWORK

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.

4.2 The Development Plan for this area comprises:

- London Plan (2021)
- Strategic Policies 2013 (with alterations 2017)
- Development Management Policies (2017)

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- Highgate Neighbourhood Plan (2017)

4.2 In addition, the following documents are relevant material considerations that are relevant to the determination of the proposal:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Highgate Character Appraisal and Management Plan (2013)

5.0 PLANNING ASSESSMENT

Principle of Development

5.1 Policy D3 of the London Plan (2021) seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

5.2 The principle of an extension to the property that will improve the appearance of the building and provide a sympathetic extension to improve the connection between the existing house and garden is supported by the policy subject to other material planning considerations detailed below.

Design and impact on the character and appearance of the conservation area

5.3 Policy D6 of the London Plan (2021) requires the highest standard of design that respects local context and character and historic significance. Policy HC1 of the London Plan seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance.

5.4 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. Policy SP11 (2017) requires the highest standard of design that respects local context and character and historic significance.

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- 5.5 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.
- 5.6 Policies DH2, DH3 and DH5 of the Highgate Neighbourhood Plan (2017) set out the quality and design aspirations for works in conservation areas.
- 5.7 This application is seeking planning permission for a replacement single storey extension which would measure 3m in height and 4m in depth. The proposed extension would include a modest flat skylight to allow light to filter into the internal areas. A balcony is proposed at first floor level measuring 2m in depth with privacy screens upto 1.7m in height. The remainder of the single storey extension will include a green roof. One window at first floor level to the rear will be altered to a door to facilitate access onto the balcony.
- 5.8 The proposed extension would be finished with high quality materials using sympathetic brickwork to complement the existing house and crittal windows to provide a seamless transition between the interior and exterior spaces.
- 5.9 Currently, the side elevation includes a mix of windows and doors that are out of keeping with the property and is of a cluttered appearance. This application seeks to rationalise the positioning of the windows and doors. Where new windows are to be inserted, it is proposed to be in timber to match the character of the existing dwelling.
- 5.10 As part of the application, an additional window is proposed at second floor level, this would replicate the window at the neighbouring property. Furthermore, windows would be replaced on the front elevation to ensure they are timber framed and in keeping with the original style of windows along the front elevation, to enhance the appearance of the building.
- 5.11 Overall, the proposal is modest and the most significant change is proposed along the rear elevation whereby it would not be visible from the wider area. The proposal

is sympathetically designed to respect the host building whilst also enhancing the contribution the property makes to the character and appearance of this part of the Highgate Conservation Area.

Standard and quality of residential accommodation

- 5.12 Policy D6 of the London Plan (2021) requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space.
- 5.13 The proposal would result in improvements to the quality of accommodation bringing more light into existing rooms and creating a strong connection between the internal space and the garden. The proposal would not result in the creation of additional bedrooms and therefore there would be no additional car parking pressure resulting from this application.

Impact on neighbouring amenity

- 5.14 Policy D4 of the London Plan (2021) 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.
- 5.15 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 residents.
- 5.16 The distance of the proposed balcony would be 27m from the property it would back onto. Privacy screens measuring upto 1.7m in height are proposed on either side of the proposed balcony and obscure glazed windows are proposed at first floor level along the flank elevation. The proposal would preserve the amenities of neighbouring properties and is appropriate in this urban context. The proposal would not result in the loss of sunlight and daylight or result in an overbearing appearance to the neighbouring properties. The proposal would preserve neighbouring amenity in accordance with the above mentioned policies in the development plan.

Other considerations

- 5.17 The proposal would not result in harm to existing trees. Soft landscaping such as hedges and shrubbery in close proximity to dwelling to be retained or replaced. The applicant would accept a condition securing the proposed green roof to the proposed rear flat roof.

6.0 CONCLUSION

- 6.1 The proposal seeks a modest and sympathetic extension with appropriate alterations that respect the existing property. The design intention is to provide an extension and alterations that is in keeping with the existing property and responds to the context of the Highgate Conservation Area. The proposal would improve the quality of accommodation removing and provide an enhanced connection between the house and rear garden. Owing to the sensitive design, the proposal would not harm neighbouring amenity. The proposal is appropriate in its context and therefore it is respectfully submitted that planning permission is granted.

Appendix A – Photographs of the Existing Site and Surrounding Area









Appendix 2: Precedent Images







