

James Argles

From: Planning Support
Subject: FW: HGY/2023/0269 51 Cholmeley Crescent, Hornsey, London, N6 5EX

Sent: 06 March 2023 22:08

Subject: HGY/2023/0269 51 Cholmeley Crescent, Hornsey, London, N6 5EX

Object

This site has made many applications over the past few years, which have incrementally destroyed the visual amenity of this part of Cholmeley Crescent. The first building application made no mention of the trees, there was no tree report and no indication was made that building the project would necessitate the felling of so many trees.

In all seven trees have been felled including a splendid magnolia and its companion dwarf zelkova, both significant trees in the front garden.

We would ask that the application should be rejected and the applicant encouraged to consider reinstating the original garden along with replacement planting of trees.





HGY/2020/0072 granted

Comments: Highgate Conservation Area Advisory Committee objects to this application because the property is part of a pair of semi-detached houses with original features which are entirely or largely intact. Proposals should respect the character of this part of the Conservation Area. Replacement of the windows with windows with black frames would be unacceptable and would harm the Conservation Area. Removal of the porch infill is however welcomed.

CON/2020/0236

Apple (T1) - Fell Birch (T2) - Fell Pine (T3) - Fell Cypress (T4) - Fell Robinia (T5) – Fell

We cannot see a tree report for this application but we said,

“The applicant has given insufficient arboricultural justification for the removal of the trees in question and their removal would be detrimental to local amenity and is not in the interests of good arboricultural practice. As such the proposal is contrary to the aims of Local Plan 2017 Policy SP13 as well as relevant guidance in the revised NPPF 2018.

We believe that T1 can be seen from the road and T2,T3,T4 and T5 from the block of flats in Southwood Lawn Road, Southwood Heights.”

CON/2020/0549 Dwarf Zelkova (T6) - Fell to facilitate building works. Magnolia (T7) - Crown reduce 25% (1-1.5m)

A dwarf zelkova was felled and the magnolia given permission to be reduced by 25%

It is unclear why neither of these trees was cited in the application for the ‘building works’, HGY/2020/0072. There is no reference to any trees on the plans nor in the Design Access Statement.

If the Dwarf Zelkova is felled, a suitable replacement tree should be planted.

HGY/2020/3218 granted

Comments: Highgate Conservation Area Advisory Committee objects to this application for the following reasons: 1. We object to part of the front wall being removed to install a bin store. This would have an adverse impact of the streetscape of the conservation area and would also set a very unfortunate precedent for the rest of Cholmeley Crescent. There is no need for a bin store directly accessed from the pavement. In this case it would be possible to dig out space for a bin store behind the wall without knocking part of it down. 2. It is not clear exactly what colour the proposed windows would be: grey or black, and to what degree? Which parts of the front elevation are going to be black or grey should be clarified, with much more detailed 1:2 drawings and RAL colour references. The same applies to the replacement windows proposed for the rear and side and the roof lights. A nearby house, 7 Causton Rd, still has its original untreated oak window frames which are almost black, plus flashing painted white, which accentuates the lead pattern. Hence black might be a more appropriate colour in this case. 3. The greenery along the wall at the front should be retained and the tree roots protected.

Officer report minor material amendment

[CON/2021/0566](#) where the tree report said,

“The tree is prominent on this part of the road as it is at the top of the hill and on a bend in the road.” And

“However, the main issues relate to the current refurbishment of the property and the lack of protection given to the tree. The garden area on the south west side of the trunk has been excavated by mechanical digger causing damage to the roots in this area.”

Nevertheless, the tree was felled

Louise Lewis

Highgate Neighbourhood Forum

Tree Lead