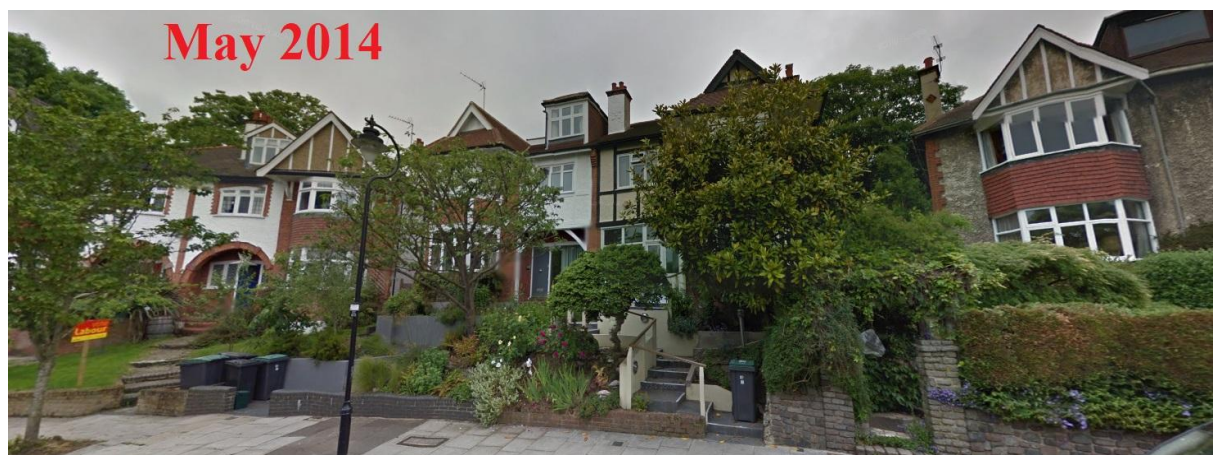


Highgate Conservation Area Advisory Committee objection to [HGY/2023/0269](#) for 51 Cholmeley Crescent, N6 5EX

Highgate CAAC objects to this application very strongly indeed.

This property has been the subject of numerous planning applications over recent years, including a series of applications which permitted notable trees to be removed from the front garden, one by one, until there were none left. The house used to have a leafy, well stocked front garden which contributed a great deal to the character of this street. This leafy character was maintained despite the installation of a more modern looking stairway up to the front door between 2012 and 2014.





Now all vegetation has been removed from the front garden and the new stairway added only a decade ago has also been removed. The house is now completely out of keeping with the character of the street and the conservation area.



The applicants now propose to further damage the conservation area with a vehicle crossover, high walls, substantial railings and minimal planting.

The proposed straight stair is not a typical or sensitive design for Cholmeley Park; nor are metal railings of the sort proposed. The balance between hardstanding and the very small area left for planting would not be typical of the character of this part of the Conservation Area.

This would be contrary to numerous policies including Highgate Neighbourhood Plan *“Policy TR4: Reducing the Negative Impact of Parking in Highgate”*, sections VI,VII and VIII, and *“Policy DH6: Front Boundaries”*. The proposed high walls and railings with almost no vegetation would very clearly *“1. Have a detrimental impact on the open character of the street-scene”*.

This application must be refused.