

HGY/2023/1317: 18 CHOLMELEY CRESCENT

Highgate Conservation Area Advisory Committee objects strongly to this application.

It is worth setting out clearly that what has happened in the past in Cholmeley Crescent is regrettable sometimes despite our best endeavours. The DAS states there is a myriad of forms of roof in Cholmeley Crescent which is true.

The small group consisting of nos. 14, 16, 18 & 20 have retained their character and roof forms. Therefore we object strongly to inserting a different roof form, a half-hip, into this group. It must, in our view, be refused.

Cholmeley Crescent is very delicately balanced between its Arts & Crafts character which retains original roof forms, gables, windows, porches and much other detailing, etc. and the harm to that character which has very regrettably been permitted, mostly historically.

Many of those changes cannot be considered as precedent but, even if any are recent, precedent should not apply. It is preserving the character of this part of Highgate Conservation Area that is at stake. As we know some relatively recent applications have been approved although Haringey have refused some and won at Appeal. Each case must be taken on its merits and this small group, being intact, must not be altered in a way that undermines its integrity.

Although there are earlier front dormers which have been added in the past, they should not form a precedent in this Crescent of very good Arts & Crafts houses.

The proposed horizontal slot window in the flank wall is out of place and out of character for the setting.

The proposed rear dormer extends down to first floor level so there are potential overlooking problems for neighbours but it is also out of scale.

This application must be refused to prevent further erosion of the character of Cholmeley Crescent .

Note:

Please see Appendix 1 with photos showing the regrettable erosion of character of this part of the Highgate Conservation Area over time including several since the publication of the Highgate Conservation Area Character Appraisal adopted in 2013