



HIGHGATE SOCIETY

10A South Grove
Highgate
London N6 6BS

Mercy Oruwari
Planning Services
Haringey Council
River Park House
225 High Road
London N22 8HQ

Date 25/07/23

Dear Mercy Oruwari

HGY/2023/1684- 43 Cholmeley Crescent, Hornsey, London, N6 5EX

I am responding on behalf of Highgate Society to comment on the above applications for the proposed replacement of rear and side ground floor extension, with internal remodeling and installation of solar panels on the roof. Replacement of existing shed with larger outbuilding (standalone garden studio) with landscaping works.

The reasons for our objections are as follows:

1. The property is semi-detached, the current extension at the back is set back in line with the adjoining building (No.41), it is proposed to extend the building with a new full width rear extension at party wall by approximately 4 meters (no dimensions seen on the drawing). The existing extension is set back (now discarded) to have a less intrusive impact on the adjoining building. The applicant in their submission explains their Arts and Crafts approach to design and choice of materials which is a requirement (DM1). However, looking at the proposed rear elevation, the scale and design of the proposed extension does not relate harmoniously with the host building or to the neighbouring properties, or contribute to the distinctive character of the area. The views of neighbours should be sought and upheld.
2. The proposed rear extension on the left-hand side (No.45), replaces the rectilinear shape of the existing extension by a tall truncated cone shape brick construction, not subordinate to the host building, and extending closer to the boundary wall narrowing the gap between no 43 and 45 and therefore block the openness and the views through to the rear garden. Policy DH4 states "the gaps between buildings, often providing views of mature rear gardens, are an important feature of many residential streets of Highgate and contribute positively to the conservation area." It also recognizes the importance of the positive and negative spaces between buildings and why this should be safeguarded, to allow it would also set a dangerous precedent for undermining the very policy which the application breaches.

3. The applicant proposes to replace the existing garden shed that sits at the rear of the garden with a single storey studio. They state *that the existing shed does not currently contribute anything of value to the character of the conservation area or the existing property*. Their design approach for the studio *is to follow the same Arts and Crafts and decorative arts material strategy of using a combination of materials, top lit with rooflights, playing on the idea of the English folly*. No reference is made to the overall size of the new studio compared to the existing shed; it appears to be several times the size of the garden shed. Further, the studio is elevated (due to garden levels rising) and therefore easily seen from neighbouring windows, the proposal to provide rooflights rather than windows to allow the studio to be top lit and prevents overlooking to the neighbours is noted, however there will still be an impact of light pollution at night time that could disturb neighbouring properties. The proposed studio, by reason of its, location, scale, bulk and site coverage could represent an over-intensive development and fail to preserve or enhance the character and appearance of the conservation area. The views of neighbours should be sought and upheld.

The Society therefore believes that this application as it stands should be refused and the views of neighbours should be sought and upheld.

Yours sincerely
Maryam Armstrong-James

For and behalf of Highgate Society Planning Group

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