

HGY/2023/1684: 43 Cholmeley Park

Case Officer: Mercy Oruwari

Deadline: 28.7.23

Highgate Conservation Area Advisory Committee objects to this application on the following grounds:

1. The context of the proposals needs to include 12 Kingsley Place and possibly 10 & 14 Kingsley Place as well.
2. We have already requested that the following information be submitted showing 12 Kingsley Place:
 - location plan
 - as existing plans
 - as existing sections/elevations to include shed
 - proposed plans
 - proposed sections/elevations to include proposed out building
3. The Design, Access and Heritage Statement makes it clear that the delicate detailing in Cholmeley Crescent is very much intact and it's retention is to be valued as it makes a significant contribution to Highgate Conservation Area and this part of it in particular.
4. We comment on this applications as follows:
 - 4.1 Proposed extensions to the house : We are struggling to see that these proposals take their sources from Arts and Crafts buildings. The scale of the proposals dwarfs the existing house and the rear elevation in particular. The forms are interesting but the combination of those forms, and materials, taken together with the steep gradient of the rear garden seem to create a cramped external space 3-dimensionally. The proposed cone form should not close the visual connection between the Crescent and the rear gardens.
 - 4.2 Excavation of garden: regrading of the land would likely very adversely affect biodiversity and possibly ground water flows. Reports on both issues are required.
 - 4.3 Garden building: we note that several historic references are given for this proposal but most if not all are set in large designed landscapes to be seen from distant vantage points. This is simply not the case here. The roof to the proposed building would be just below the top of the dormer windows and would present a broad frontage to the host building with an overpowering impact on the host building and views from all rear rooms as well as for neighbours. The design decision to opt for an Arts and Crafts inspired rear extension and a classically inspired garden building seems odd and incongruous. The existing openness which characterises the landscaping in

this area would be lost. The proposed structure may impact the view of openness as seen from the Crescent.

5. Impact on neighbours: because of the alignment of the rear boundary with no. 41 the location of the 'rotunda' (forming part of the proposed rear extension) and the Garden Room would form part of the view from those neighbours' rear windows diminishing their sense of openness and causing overlooking. Without the necessary drawings, including levels, showing 12 Kingsley Place, the impact on that property cannot be assessed.

6. Course of the Upper Cholmeley Brook

This house and its garden are very close to if not actually on the course of the brook leading into the Upper Cholmeley Brook. The proposals for the extensions to the house and probably in particular the proposed Garden Building need to be assessed technically in connection with groundwater flows, aquifers and the course of the rivulets leading to the Upper Cholmeley Brook.

7. Impact on trees

While the trees on site are not specimen trees they are mature. There are several TPO trees nearby whose roots need careful consideration particularly protecting tree roots within the RPAs of trees on the application site and in neighbouring gardens. We request that Tree Officer is consulted.

8. Impact on biodiversity

This is an area which combined with the grounds of Southwood Heights and Southwood Park would make a good ecological Stepping Stone.

Haringey Strategic Policy SP 13

- *All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:*
- *Contributions to wild life and ecological habitats and, where possible include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities.*