



HIGHGATE
SOCIETY

10A South Grove, Highgate, London N6 6BS

Ms Mercy Oruwari
Haringey Planning Services
cc. Elisabetta Tonazzi, Conservation Officer

11th September 2023

Dear Ms Oruwari,

RE: 24 Cholmeley Crescent, London N6 5HA - HGY/2023/2121

I am responding on behalf of the Highgate Society to this application for planning consent to demolish and rebuild this original detached arts and crafts house. We strongly object to this application for the following reasons: -

1. An original building in a conservation area should be seen as a positive contributor and a new replacement will very often be less attractive, looking like a shiny new tooth in an old smile. The patina of age (90 years in this case?) is easily lost and would take the same time to regain.
2. The house is clearly of a design that repeats along both sides of the street and even though a two storey side extension was regrettably added, it still bears close resemblance to most of its neighbours, forming a harmonious grouping. The side extension is clearly subservient to the original house, whereas this proposal increases the scale of the house beyond that of its neighbours, to the detriment of the character of the conservation area.
3. The condition report on the existing building does not show anything that would remotely suggest demolition and rebuild would be the right course of action. A schedule of repair works, underpinning if necessary, redecoration etc would bring this house back to its former glory, rather than spending multiple times the amount to get a pastiche Arts and Crafts copy.
4. The fenestration to the rear elevation is particularly awkward and out of character with the Arts and Crafts character of this part of the Conservation Area.
5. Our other concern with demolition is the embodied carbon being lost, the carbon required for a new build and how long it would take to recapture all of that through energy savings in use, compared to a retrofit and extension of the existing building. The energy comparison provided does not answer this point and this must be addressed.

The Highgate Society strongly objects to this proposal for the reasons stated above.

Yours sincerely

David Richmond
Chair Planning Group
The Highgate Society

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