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Dear Laina

45 Cholmeley Crescent, Hornsey, London, N6 5EX: Erection of a single storey rear extension, consolidation and extension of basement, addition of lightwells to side and rear and associated external works (application ref. HGY/2023/2257)

Introduction

I am writing to object to the proposals set out in planning application (ref. HGY/2023/2257) which seeks permission for the erection of a single storey rear extension, consolidation and extension of the basement, addition of lightwells to the side and rear and associated external works. This comprises a full width rear extension which extends five metres into the garden and the extension of the basement beneath the footprint of the extended house, as well as alterations to the front of the property.

I live at number 12 Kingsley Place, which adjoins the rear garden of number 45 Cholmeley Crescent, and my house and garden are very close to the rear garden of number 45. The proposed rear extension and basement are considered overdevelopment and out of character with the surrounding conservation area.

I have also recently submitted an objection to the lawful certificate application for a proposed outbuilding at number 45 Cholmeley Crescent (ref. HGY/2023/2256). As detailed in my other letter of objection, I consider that the proposed garden room will impact on my amenity and also on the existing mature trees along the boundary of the garden, which are covered by a TPO. Moreover, the garden room and proposed extension works, particularly when considered together, will negatively impact on the character of this part of the conservation area.



Figure 1: Location of number 45 Cholmeley Crescent and its relationship to number 12 Kingsley Place and the current extension proposals

Below I set out my concerns in more detail in regard to proposed extension of the existing property.

Comments on the Planning Application

Number 45 Cholmeley Crescent is located on the north side of the Crescent, and its rear garden adjoins 12 Kingsley Place. The property is a three-storey semi-detached 1930's property and is part of a pair with number 47. The property is located within the Highgate Conservation Area.



Figure 2: Surrounding context

Planning permission is sought for the erection of a single storey rear extension, consolidation and extension of the basement, addition of lightwells to side and rear of the property and associated external works. The proposals comprise a full width rear extension of five metres depth and the extension of the basement below the extended house, including the addition of lightwells to the rear and side. At lower ground floor it is proposed to provide a fourth bedroom, play/music area, gym, bathroom and utility space. At ground floor, an additional living area is created.

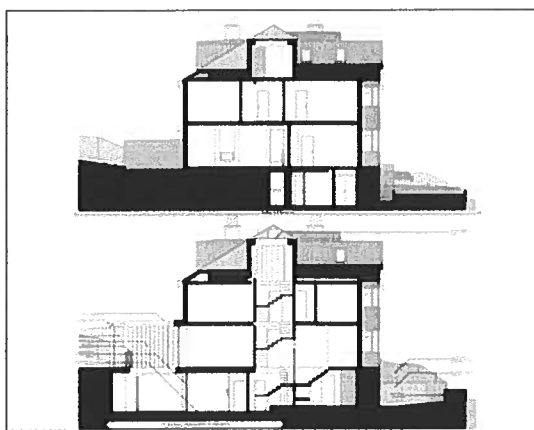


Figure 3: Comparison of existing/proposed house

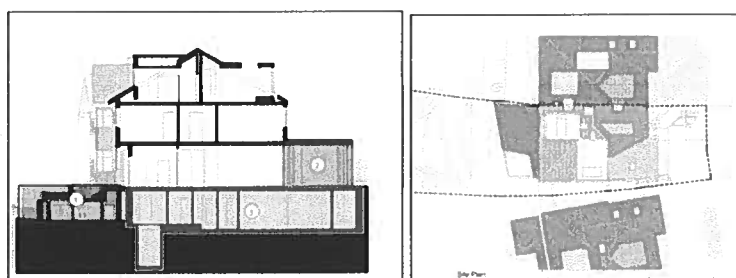


Figure 4: Proposed Extensions

Figures 3 and 4 show the extent of the proposed changes to the property.

A review of the Council's on-line planning portal shows two planning permissions for the property dating back to 2016:

HGY/2016/3226 - Introduction of new rooflights over the new loft conversion and stairwell, the formation of two new dormers to the front and rear elevations (one with a Juliet balcony) with

the style to match the existing adjacent neighbours, introduction of new garage door to the relocated utility room and an enlarged rear opening to accommodate the new proposed open plan layout and internal refurbishment. Granted 21.11.2016

HGY/2016/4102 - Creation of two new dormers to the second floor level located to the rear and side of the building. The rear flat roof dormer to include Juliet balcony. Insertion of three rooflights to roof and a new rose window on the front elevation. Existing external finish pebble dash to be replaced with new render. Granted 2.2.2017

I note that under the 2016 planning permissions, the existing garage was converted to a utility room with a new garage door. The current application therefore incorporates a substantial increase in residential accommodation at basement level, as well as extending the ground floor by almost a third.

In my view, this proposed additional floorspace is substantial and does not reflect the character of the host property or the surrounding conservation area. It does not therefore accord with local planning policy which seeks development that respects its local context and character and historic significance (Local Plan Policies SP11 and SP12). Moreover, Part E of Policy DM9: Management of the Historic Environment specifically states that *"proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive."*

These objectives are reiterated in the Highgate Neighbourhood Plan, which was adopted in 2017 and sets out the objective of preserving and enhancing Highgate's unique character in order to preserve and enhance the conservation area (Core Objective 5) through policies DH2: Development Proposals in Highgate's Conservation Area and DH3: Rear Extensions. In particular, Policy DH3 notes the need for rear extensions to be subordinate and not harm the amenity of adjacent properties. I note that no Daylight/Sunlight Assessment has been provided with the application and I would request that this be submitted so that the full impact of the proposals can be properly assessed.

Specifically in regard to the proposed basement construction, I note that Policy DM18: Basement states that it is important that basement development is carried out in a way that does not harm the amenity of neighbouring buildings and other infrastructure, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area. Whilst I note that a Basement Impact Assessment has been submitted with the application, it will be important for any assessment of the application to confirm that there will be no adverse effect from subterranean development on the structural stability of adjacent properties and no impact on the local water regime in terms of ground water diversion and surface water flooding, in accord with Policy DH7 of the Highgate Neighbourhood Plan.

In general, I feel that the proposals have not been designed to respect the character of this part of the Highgate Conservation Area, and when considered with the separate proposals for the garden room, are over development and will have a cumulative impact on the character of the Conservation Area.

I also have concerns about the impact that the basement could have on drainage and surface water in the area, given the high water table and the presence of streams which flow through the gardens of numbers 43 to 53 Cholmeley Crescent.

Summary and Conclusion

I strongly object to the proposed extensions of number 45 Cholmeley Crescent as I feel that they are overdevelopment and will impact on the character of this part of the conservation area, as well as impacting on the residential amenity of adjoining properties, particularly when combined with the proposed garden room, for which I have submitted a separate objection.

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