

24 Cholmeley Crescent lies within the Highgate Conservation Area. Highgate Conservation Area. The Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century.

Cholmeley Crescent forms part of the important Victorian and early C20 development of the area. This represents the higher end of suburban house building of the period, illustrating the eclectic use of architectural styles, materials and decorative features of the time, and creating a streetscape of considerable variety that has undergone relatively little rebuilding or adverse change.

Cholmeley Crescent predominantly dates to the 1920s. There is a large number of different designs, though many feature half-timbering and/or tile hanging, with occasional contrasting herringbone brickwork and quoining, with increasing use of roughcast in the later houses. Deep projecting gables on timber brackets, or hybrid forms with a deep hip topped by a gablet, are prominent features, coupled with a wide variety of porches and entrances, notably recessed porches behind broad brick arches with keystones, or with timber arch-braces. Four 1920s red-brick lock-up garages survive to the north of No. 24, each with a segmental pediment. The CAAMP identifies that over large dormers and roof extensions are detrimental additions.

No. 24 has several of these features, with a canted bay beneath a deep projecting gable on brackets and appears to retain an original window pattern. Though the brickwork has been painted, the quoins remain prominent features and the original segmental arch above the door is appreciable. The replacement front door and window in the central bay, as has the uniformed painting, and loos of tiles to the bay window. Its similarity to the buildings in the vicinity is appreciable. The detailing to the chimney stack is still visible and has been retained despite the roughcast render. The building is considered to positively contribute to the significance of the Highgate Conservation Area as a good example of the early C20 high end suburban housing with consistent detailing throughout the street. This building and the others along Cholmeley Crescent form a group.

The submitted heritage statement discusses the various nearby heritage assets and makes an assessment of the significance of the Highgate Conservation Area. The impact assessment is that it would be a neutral impact, however for the reasons discussed below, the impact of the proposed works would be considered to cause less than substantial harm to the significance of the Conservation Area. It is noted that the heritage statement appears to support the in principle retention of the existing building, and its assessment is made on the basis that this is not a viable option. However, as part of this submission, there is no submitted statement or evidence demonstrating that the existing building could not be repaired and retrofitted.

There is an in principle objection to the demolition of a building within the Conservation Area which is considered to positively contribute to its significance. The form, detailing, quality of the materials, and patina of age which are hard to replicate would be lost. The loss of the existing building would be considered to cause harm to the significance of the

Highgate Conservation Area. Its replacement with a replica would not alleviate the harm this would cause.

The design of the replacement dwelling would not contribute to the significance of the Conservation Area in the same way as the existing. Aside from the demolition of the original building, the replacement dwelling would be a pastiche design which does not use or respect the existing form and detailing which forms part of the essential characteristics of the style and quality of the buildings within Cholmeley Crescent. There are several key areas where the replacement dwelling differs from the existing and the other positively contributing buildings within Cholmeley Crescent.

The form of the building is a main difference between the two. The roof form is one of these main readily noticeable differences with an appreciable crown roof, its additional bulk, with either rooflights/PV panels visible on top of the ridge. Additionally, the loss of the defined garage side wing and its decorative parapet upstand would result in the loss of similarity in detailing and form to the adjacent No.22. The continuation of the pitched roof over this element would add to its bulk.

However, the detailing of the replacement dwelling also differs in several 'small' but important ways which distinguish the proposed design as a lesser quality, idealised arts and crafts pastiche, rather than a genuine or well considered interpretation of the style of houses along this road. The design differs in several of the key recurring detailing throughout the road which contributes to their group value.

Apart from the bay window, the proportions of the openings are considerably different, and this makes a significant impact on the appreciation of the building as part of a group and would differentiate the proposed out from the main group. The chunky faux stone concrete window cills are also uncharacteristic of the style of houses, and the rest of the streetscene. Additionally, the design of the front door, its scale and design are not appropriate for this area. Though the existing is not original it retains its original porch, brick arch and asymmetrical opening which are key features seen on other buildings in the street.

The roof detailing also differs importantly for the existing surrounding streetscene. The projecting eaves on all of the other buildings, whilst a key feature is only applied to the gables, predominantly top the bay windows. The existing and characteristic main building line has close set simple eaves details which helps emphasise the key areas of the building elevation. The projecting eaves to all of the front elevation roof is an important but

The oriel window to the gablet is not appropriate as it is characteristic, alters the proportions of this important feature and would involve the loss of the half timbering detail which is seen elsewhere.

The prominent chimney stacks, with their patterned stacks and capitals are also a key feature of the street, and of No.24 in particular. The single stack, made more unassuming because of the large roof would not present the same character to the streetscene.

Overall, there is an in principle to the demolition of No.24 as it is a building which is considered to positively contribute to the significance of the Highgate Conservation Area and its loss would cause less than substantial harm to that significance. Its replacement with a replica would not alleviate the harm this would cause, and the form, detailing, quality of the materials, and patina of age which are hard to replicate would be lost. Additionally, the design of the replacement dwelling would not contribute to the significance of the

Conservation Area in the same way as the existing, as it would not reflect the quality and consistency of the architectural design and detailing seen on the existing building, and the others within Cholmely Crescent and this would cause less than substantial harm to the significance of the Highgate Conservation area as it would erode the essential characteristics, consistency of detailing and quality of the buildings on Cholmeley Crescent, as an example of early C20 high end suburban housing.

As the Highgate Conservation area is a designated heritage asset great weight should be given to the asset's conservation, and any harm caused to the significance of a designated heritage asset requires clear and convincing justification and should be weighed against public (not private) benefits. Accordingly, as the proposals are considered to cause less than harm to the significance of the Conservation Area, Conservation would not support this application.