

PLANNING APPLICATION AT

15a Cholmeley Park, London N6 5ET

October 2023

Design, Access & Heritage Statement

Demolition of existing rear extension, erection of single-storey rear extension, enlargement of existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, changes to fenestration in side and rear elevations.



Studio 30 Architects
38 St Donatt's Road
London
SE14 6NR
E: info@studio30architects.co.uk



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1 INTRODUCTION

This Design, Access & Heritage Statement is presented to the London Borough of Haringey in support of an application for planning and conservation area consent for the *'Demolition of existing rear extension, erection of single-storey rear extension, enlargement of existing side extension, replacement of rear dormer roof extension to main roof, replacement of windows in front elevation to match existing in appearance, replacement of front door, changes to fenestration in side and rear elevations'* at 15a Cholmeley Park, London N6 5ET.

Given its location within the Highgate Conservation Area, special consideration has been given to its heritage context, and in particular, how new work will seek to conserve and enhance its special historic character and significance.

We ask that special consideration be given to Article 35 of the DMPO, which states that the Local Planning Authority (LPA) must work with the applicant in a positive and proactive manner based in seeking solutions to problems arising. LPAs should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

2 EXISTING PROPERTY & CONTEXT

2.1 Site & Location

The site lies on the east side of Cholmeley Park; a predominantly residential street running roughly north to south, connecting Archway Road and Highgate High Street, in the London Borough of Haringey. The whole of Cholmeley Park is in the Highgate Conservation Area, and falls within the boundary of the Highgate Neighbourhood Plan 2017.

Cholmeley Park is accessible at either end from Archway Road or Highgate High Street, as well as Causton Road to the east. Cholmeley Crescent runs in a loop, with both ends connecting to Cholmeley Park on its west side. The site is served by public transport, with buses running along both Archway Road and Highgate High Street, and Highgate Underground station being an 8 minute walk away.

The majority of buildings along Cholmeley Park are detached or semi-detached houses, with a number of larger and more varied building lying in its southern section.

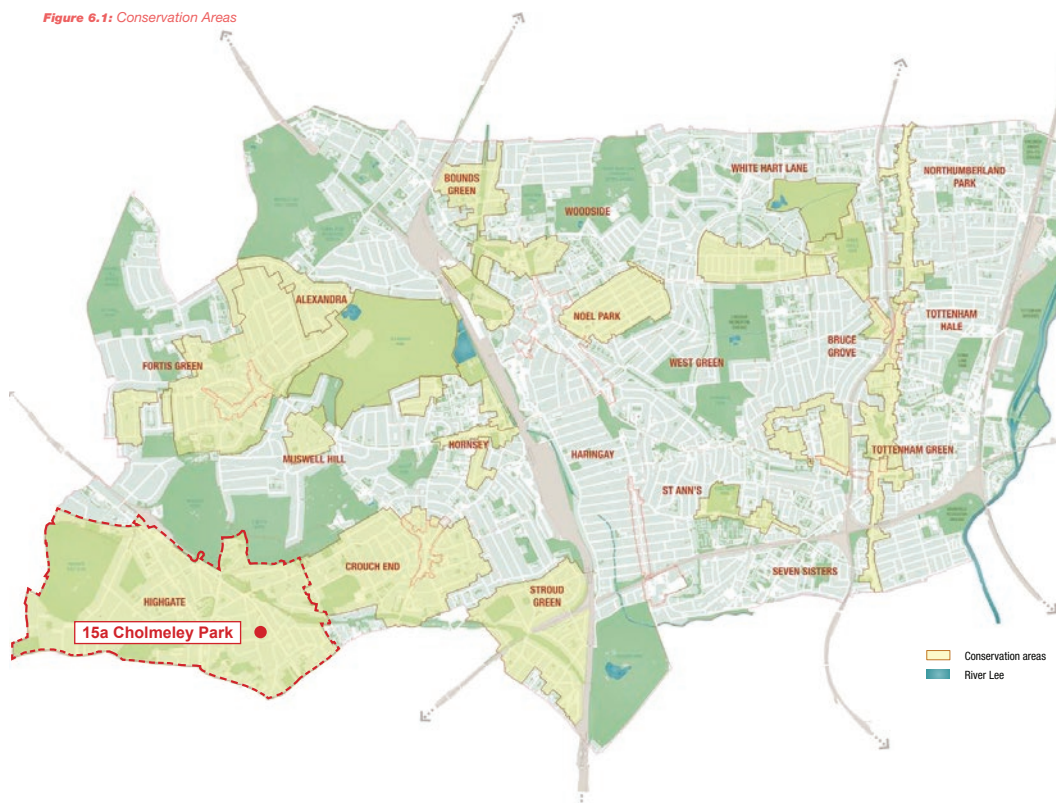


Fig. Map from London Borough of Haringey showing all Conservation Areas in Borough. Highgate Conservation Area highlighted with dashed red line and site shown with red dot.

2.2 Site Physical Description

The site at 15a Cholmeley Park lies on a roughly south-west-to-north-east axis, and whilst largely rectangular in shape, the site splays at its front (south-west) side, with the south-east boundary being longer than the north-west. With a total length and width of approximately 70m and 12m, respectively, the boundary encloses an area of approximately 731m². Like many in the area, the site is subject to significant level changes, with the external FFL at the front boundary being approximately 2.4m above the rear.

The house on the site is a detached three-storey building of relatively small scale and bulk when compared to the average along the street and within the immediate vicinity. Its principal front elevation sits significantly back from the front boundary, which when taken together with the comparative smallness and site topography described above, means that the bulk of the house is less imposing on the street than others nearby.

The very large rear garden creates separation from the rear boundaries and buildings along Archway Road.

The north-west flank wall coincides with the site boundary, and beyond this is 15 Cholmeley Park. To the south-east, a narrow side passage on the application site separates the flank wall from the boundary with neighbouring 17 Cholmeley Park. The rear garden of 17 Cholmeley Park extends about a quarter of the length of the south-eastern boundary of the application site, beyond which the rear boundaries of houses along the north side of Causton Road enclose onto the site. Both neighbouring properties and those enclosing along Causton Road are significantly larger than that on the application site.

The bend in direction of Cholmeley Park and the orientation of sites along this side and section of the road mean that the principal elevations of No. 15a and the immediate neighbours are at an approximately 45° angle to the line of the street. This results in a staggering of houses along the road, where as they progress along the road, the front elevations of houses on the north side of a boundary are significantly set back from those on the south. In the case of the application site, this is to such an extent that the rear elevation of No.15a is almost aligned with the front elevation of neighbouring No.15; meaning that beyond this rear elevation, where a it would typically enclose onto an adjacent garden, a significant portion of the application site's rear garden encloses onto the flank wall of the neighbouring property. This has clear implications on the site's development potential, as the impact of any addition to the rear of the property is naturally mitigated.



Fig. Satellite image showing staggered boundary condition between No. 15a and No.15 Cholmeley Park

2.3 Historical & Heritage Context (Conservation Area)

The historic centre of Highgate originated as a hamlet within the Bishop of London's estate, with open land around it being used for hunting and agriculture. From the 15th Century onwards, ribbon development continued along Highgate Hill and in 1565 the Highgate School was founded by Sir Roger Cholmeley. Highgate continued to develop steadily as a popular place for well-to-do residents, until the coming of the railways in the latter half of the 19th Century led to rapid development and urbanisation in and around the area due to increased industrialisation. Since then, the handsome Georgian village was further expanded throughout the 20th Century with mainly public and private housing taking up what was left of the open farmland.

The result today is an attractive area characterised by a handful of surviving buildings from its initial development, a rich variety of Georgian and Victorian houses, assorted Arts and Crafts style suburban streets (such as that of the application site), and post-war residential development. Some examples of the latter in the area – such as Highpoint I & II by Berthold Lubetkin and Cholmeley Lodge at the south end of Cholmeley Park – are of a very high quality, and as such are listed.

The establishment of the Highgate Conservation Area in 1967 and its subsequent expansion in 1990 and 1994 sought to protect this unique character. Within the Conservation Area, Cholmeley Park and the immediately surrounding streets sit within Sub Area 3 – Archway. Despite the extensive analysis found within the Conservation Area Appraisal (CAA), including a specific section on Cholmeley Park, there is no specific mention of No.15a, thereby suggesting that the application site is not a significantly positive contributor to the character and appearance of the conservation area.

Whilst applied elsewhere in the Conservation Area, there are no Article 4 Directions affecting the site, and it is not locally or statutorily listed.

2.4 Character of Wider Area

The Highgate Neighbourhood Plan 2017 describes the area as having *'...a rich history of innovative design and many landmark buildings. It is renowned for its fine mix of Georgian, Victorian, Edwardian, Arts and Crafts and modern architecture, and has a wealth of statutorily listed buildings'*. The result is a pattern of development that exhibits historically significant collections and examples of architectural and urban design, whilst also somewhat lacking a clear and coherent character across the whole area. As such, the Conservation Area Appraisal (CAA) saw it appropriate to divide the area into seven sub areas, of which the application site lies in Sub Area 3 – Archway.

'The overriding development form of this sub area is set by the development around the turn of the century of late Victorian substantial houses and flats which tie in with the Archway Road shops and Jackson's Lane Community Centre'. In so describing the 'general character' of the Archway sub area, the CAA arguably singles out the late Victorian-era development as the primary contributing phase within the Conservation Area; despite the sub area also encompassing pockets of the later Arts and Crafts and modernist architecture discussed above.

The area immediately around the application site features all the varied architectural styles outlined above, with large Victorian and Georgian houses along Archway Road and parts of Causton Road, Arts and Crafts houses along the upper section of Cholmeley Park, Cholmeley Crescent and parts of Causton Road, and the larger, stylistically varied buildings at the southern end of Cholmeley Park. By virtue of this, and in reflection of the wider Highgate Area, there is little coherency of architectural language within the area, and the character is more defined as an aggregate of various examples of the above styles. Cholmeley park itself is very typical of this, being defined by detached and semi-detached houses in a generally – albeit very stylistically varied – Arts and Crafts style in the upper two thirds of its length, and equally diverse yet larger development at the lower.

Whilst sharing general stylistic tropes common to a specific historic aesthetic – i.e. Arts and Crafts – the fronts of houses along Cholmeley Park and nearby Cholmeley Crescent and Causton Road are nonetheless very varied in appearance and detail. In contrast to the general character of the Archway sub area – as defined by the CAA as the later Victorian-era development which tended to be in longer terraces and groups – building forms and appearances along Cholmeley Park are seldom repeated outside of individual examples and semi-detached pairs. Whilst lacking coherency, most are set behind attractive walled and/or hedged front boundaries.

There are a great many examples of non-original development to buildings throughout the immediate and wider area. Along Cholmeley Park, Cholmeley Crescent and Causton Road many properties have been altered at roof level to the front, side and rear. Whilst development at the front tends to be of a more historically appropriate appearance, it is nonetheless a fully established pattern of development. Understandably by virtue of being less visible from public vantage points along the street, to the side and rear, roof development has been permitted that is more ambitious in scale and contemporary in appearance.

Similarly, there is significant and varied development to the rear of most houses along Cholmeley Park and in the immediate vicinity, with many – including the application site – already featuring rear extensions. Furthermore, there are multiple local examples of

rear extensions across the full width of the existing house and across multiple storeys, strengthening the conclusion that this is an established pattern of development.

Please refer to part 3 for an illustration of the many local precedents for the type and scale of work proposed within this application



No 55 Cholmeley Park



No 53 Cholmeley Park



No 46 Cholmeley Park



No 49-51 Cholmeley Park



No 39-41 Cholmeley Park



No 40-36 Cholmeley Park



No 10-12 Cholmeley Park



No 7 Cholmeley Crescent



No 23-25 Cholmeley Crescent



Herringbone arch detail, 71 Cholmeley Crescent



75 Cholmeley Crescent



No 18 Causton Road



Figs. Selection of images of Cholmeley Park and surrounding area from CAA (above), photographs of No. 15a in context of neighbours (bottom left) and along Cholmeley Park (bottom right)



2.5 Site Appraisal

2.5a General Character & History of Alteration

Documents associated with a 1986 planning application on the site (OLD/1986/0169) suggest that the house currently standing at 15a Cholmeley Park was originally built in 1952 to the neo-Arts-and-Crafts style prevalent in the street. The CAA describes the buildings around the application site – though crucially not including No.15a itself – as having ‘...*similar details and were most probably developed together*’, thereby highlighting the isolated nature of the site in terms of appearance within the already somewhat incoherent streetscape. In singling out these surrounding houses as a notable subset, and making no mention of No.15a, the CAA presumably considers these others as making a more significant positive contribution to the Conservation Area than the application site, of which it is an irregularity within.

Whilst other buildings along Cholmeley Park tend to be detached and semi-detached houses, it is notable that they are significantly larger than the house at No.15a. The application site is both shorter in height and smaller in plan form; a difference only compounded by the uncommonly large garden for the area.

The 1986 planning application was for the ‘*conversion of roof space to form 2No. bedrooms & 1No. ensuite bathroom. Erection of room over existing garage to form kitchen*’, suggesting that in its original form, the house was built across two storeys with a loft and a garage to the side, with the lower mono-pitched roofed volume to the south-east side of the taller dual-pitched volume being a non-original addition over the existing garage. This conclusion is further supported by the changes in FFL across all floors between the original and the assumed non-original volumes, with the second staircase serving the latter also suggesting that this was perhaps added as a self-contained space that has subsequently been opened up. The lower FFLs also means that the side volume was constructed inherently lower than the main original volume, and therefore is naturally subservient to it. Presumably this is a positive contributing factor to the character and appearance of the house and Conservation Area, and should be used to inform future development on the site.

A 1987 planning application (OLD/1987/0239) secured permission for alterations to the 1986 permission described above, and included two dormers and the wraparound front canopy with 3No. brick piers, seemingly confirming the above analysis, and also highlighting the non-original nature of both the front porch canopy and front-facing dormers; both of which are prominent, street-facing features. The fact that all front-facing dormers match in detail and appearance further suggests that these were constructed at the same time, as non-original features.

This initial analysis suggests that the house has been altered and added to quite substantially since originally being built, and that a significant part of its general character and appearance was added later.

Fig. Map from Highgate Neighbourhood Forum 2017 showing boundary. Site shown with red dot

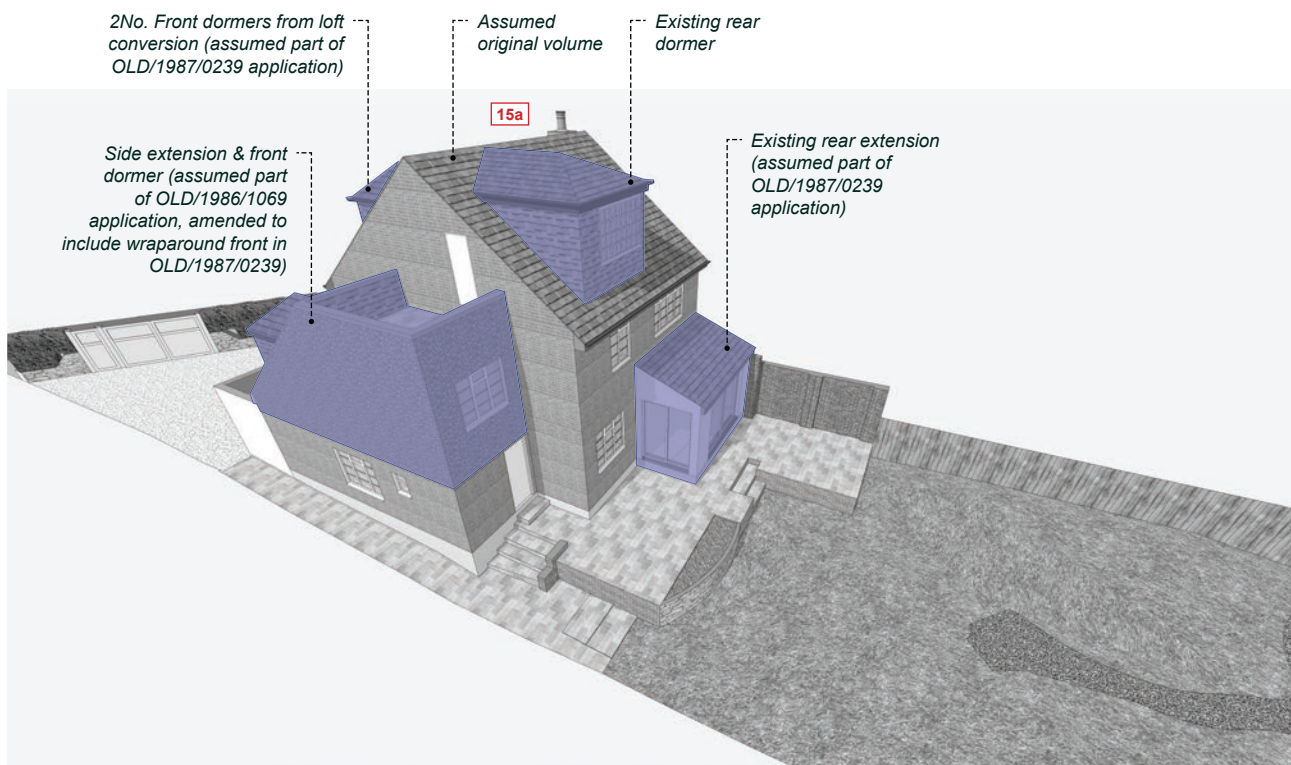
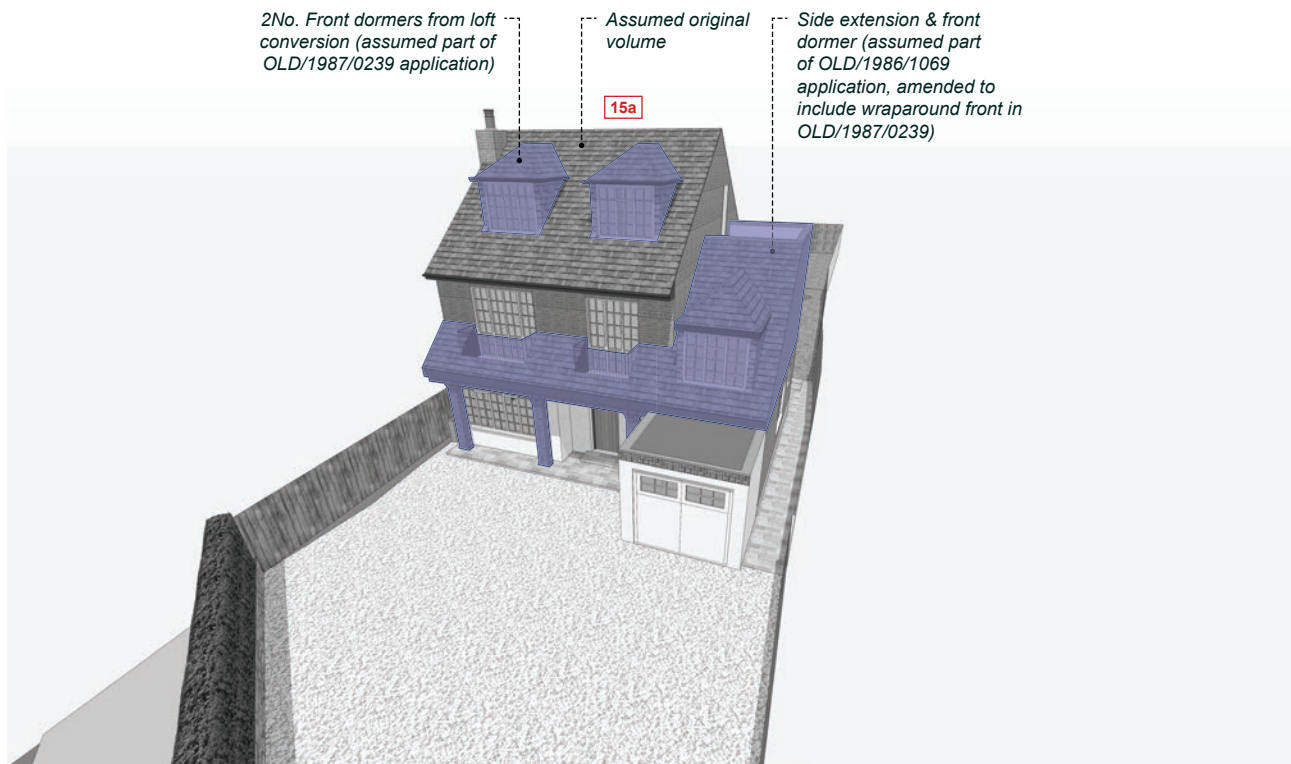


Fig. CGIs of existing building at 15a Cholmeley Park, indicating assumed non-original additions & alterations (shown in blue)



2.5b Front

15a Cholmeley Park is a detached single dwelling house, and as such does not share an internal party wall with another property. Like most houses in the immediate vicinity, when visible from the front, it has two original principal storeys with the loft having been converted into a habitable space at a later date (see above).

As discussed above, and when compared to other houses in the immediate vicinity, relatively little of the house's original form and features remain visible from the front. At ground level, a window bay projects from the main two-storey volume. Beside this, a small window and non-original door mark the entrance without any real presence, with the door's poor-quality making a negative contribution to the house's character and appearance. The ground level is characterised by white render which continues across the face of the original garage to the side, itself with white painted timber and glazed doors set into the front opening. A brick soldier course runs along the top of the white render.

At first floor level, what is assumed to be original red brickwork remains visible as a positive contributing factor to the house's historic character and appearance, and two large French door sets are set into the main original volume. Above this, some of the original dual-pitched roof form remains visible, but it is unclear whether the tiled finish is original.

A mono-pitched canopy supported by 3No. brick piers separates the ground and first floor levels, encloses 2No. small first floor terraces, and continues to wrap around the side to extend upwards along a similar pitch to the main roof and become the roof over the side volume added over the garage. As described above, descriptions and letters associated with two historical planning applications (OLD/1986/0169 and OLD/1987/0239) confirm these elements to be non-original, yet they still dominate the appearance of the front elevation. A positive aspect of the composition is that the portion of roof of the non-original side volume that encloses onto the main volume does so entirely within the flank wall's gable end. The side ridge therefore sits well below the main ridge, allowing the form to appear subservient to the original.

Key to above

(i) White render to ground floor, (ii) Bay window, (iii) Non-original front door, (iv) Garage, (v) Original red brickwork, (vi) Original roof form, (vii) Non-original dormers, (viii) Non-original side extension over garage, (ix) Non-original front canopy and roof, (x) Sizeable set back from street

Fig. Photograph of front, indicating No.15a, key features (refer to Site Appraisal) and neighbouring properties

Three matching dormers feature prominently on the front elevation, with 2No. at loft level in the main roof centred over the French doors below, and 1No. at first floor level in the roof of the non-original side volume. Whilst their matching appearance arguably brings a sense of cohesion to the front elevation and they are significant contributors to its composition, like the elements described above, historic planning records confirm these as non-original.

It is unclear whether the painted metal casement windows in the front elevation are original, but the similarity in scale and design bring a sense of coherency to the elevation that future development should endeavour to retain. Ideally, these would be replaced to improve the building's energy performance.

As previously mentioned, the front elevation is set back from the street behind an attractive tall hedge and gate, and with its comparatively small scale within the street does not impose upon the streetscape to the same degree as other houses nearby. Furthermore, the sloping topography of the site means that the house sits slightly lower than the street level, further tempering its presence on the street.

Given its relative modernity, the lack of mention in the CAA, and the fact that many of the visibly significant features are non-original, we assert that the front elevation of 15a Cholmeley Park makes a neutral contribution to the historic character of the Conservation Area. Whilst handsome, there is a clear and established history of alteration and addition to the front, and that whilst any future development should be modest and careful not to dominate the original form, with due attention to form, detail and appearance, development to the front should not be precluded.

2.5c Side & Rear

Beyond a gate to the side of the garage, a side passage approximately 0.95m wide runs down between the south-eastern building flank and boundary, connecting the front and rear gardens. Two side-facing windows sit in the ground level of the side volume, establishing a precedent of such fenestration in this location, and above which the flank wall of the non-original side volume extends upwards along a pitch to the front and vertically at the rear. Above ground level, the side volume is finished with pebble dash, which seems incongruous with the surrounding materials and by not being offset with high-quality finish, arguably makes a negative contribution to the building and area's historic character and appearance. The roof of the side volume is currently used as a roof terrace, establishing a principal of such use on the site along with others in the area (see Part 3).

As at the front, a portion of original red brickwork remains visible and along with dual-pitched tiled roof above, defines the volume of the original house. Like many other houses nearby, the rear roof features a dormer roof extension, but where successfully integrated examples elsewhere are careful to align with existing geometry, the dormer at No. 15a relates to neither the original roof, nor the presumably original window openings below. Instead, it is located severely off centre with a similarly poorly aligned window within, and of very poor construction. Like the front-facing dormers, the rear has a hipped roof, but where the ridges of those at the front sit well below the house's main ridge, at the rear the ridges align. This makes the rear dormer appear too tall and bulky in the roofslope, and contributes to it being a negative factor to the house and Conservation Area's character and appearance. Any such future development must seek to rectify this.

At ground level, a poor-quality, white-rendered rear extension projects approximately 2m into the garden on the side boundary shared with No. 15. Presumably completed under the permission OLD/1987/0239, outlined above, this is a non-original addition and a negative contributor to the building's character and appearance. There are many examples of rear extensions in the surrounding area, often much larger.

Like at the front, it is unclear which windows are original, but all except those in the rear extension have a similar appearance and style of glazing bars. Whilst their appearance brings some coherence, the positioning of fenestration is without clear rationale and could be improved.

The rear garden extends approximately 42m beyond the main rear elevation, and down approximately 2m when comparing the external floor level of the rear elevation with that of the rear boundary. As such there is significant separation between the rear elevation of the application property and the rear boundaries with properties along Archway Road to the rear.

The site enjoys an uncommonly forgiving relationship with its immediate neighbours on either side, with the staggering of buildings described in chapter 2.2 and site topography meaning that the usual impacts of rear development on the amenity of neighbouring properties are largely avoided. Where neighbouring properties of similar scale will commonly more-or-less align, in this instance, the siting of buildings along the street means that 15a Cholmeley Road sits significantly forward of its immediate neighbour at No. 15, with its rear elevation almost aligning with the principal front elevation at No. 15. The result is that rather than enclosing onto the neighbouring rear garden at No. 15, a large part of the north-west boundary immediately beyond the rear elevation of No. 15a instead encloses onto the neighbouring flank wall for approximately the full depth of its house. Given that side-facing windows at No. 15 only occur above ground level, only rear development that extends beyond the depth of the entire neighbouring property at No. 15 would result in any

enclosure onto that neighbour's outdoor amenity, in terms of privacy and access to light. Furthermore, the fact that the application site sits downhill and therefore lower than the site at No.15 mitigates against any potential enclosure. This is illustrated by the current rear extension, which although it sits along the boundary, does not enclose onto any neighbouring rear amenity at all, indeed with the neighbouring side elevation instead enclosing onto the application property. Please see diagram in chapter 2.2. As such, we assert that in this instance, there is scope for slightly deeper ground level rear development than might ordinarily be deemed acceptable. A 2m tall brick garden wall runs along the boundary for a long distance beyond the main rear elevation, before becoming a timber fence.

Please note that we have not had access to the neighbouring property, but levels shown have been taken from a survey produced in 2018 by CPB Surveys. We ask that the Planning Officer re-confirm the levels during the site visit.

To the south-east, and by virtue of a similar-yet-reversed situation to that described above, the two-storey flank wall of the side volume already encloses slightly onto the neighbouring garden at 17 Cholmeley Park, although this is mitigated slightly by the side passage. No.17's rear boundary is set well behind the front elevation at No.15a, and beyond this, the rear boundaries of properties along the northern side of Causton Road enclose onto the application site. Given the generous rear gardens of these properties, there is a significant distance between their rear elevations and the boundary of the application site; thereby naturally mitigating against the negative effects of rear development on the site.



Key to above

(i) Side passage, (ii) Pebble dash finish to side volume, (iii) Roof terrace to non-original side volume, (iv) Original red brickwork, (v) Original roof form, (vi) Non-original rear dormer, (vii) Non-original rear extension, (viii) Side wall of neighbouring No.15

Fig. Photograph of rear, indicating No.15a, key features (refer to Site Appraisal) and neighbouring properties

2.5d Interior

Internally, the property is very compartmentalised and without a clear and useful hierarchy of space. It does not meet current standards, which are characterised by open and interconnected living spaces. The interior is generally dated and in need of modernising.

Circulation through the house is awkward, making access difficult. Despite being one dwelling, a second staircase allows for circulation in the side volume, yet a clearer connection between the two would do away with the need for a wasteful second staircase. Likewise, the lower FFL of the side volume makes the space disjointed.

The property does not enjoy any level access to the rear garden, with all doorways requiring one to step down into the garden. Similarly, the compartmentalised layout and relatively small windows in the rear do not provide the interior with a clear relationship with outside.

Windows are single-glazed and as such do not perform well from an energy perspective. Improving the performance of these would greatly improve the comfort of the interior and boost the properties sustainability credentials.

The garage, accessed form the front garden, is too small for conventional modern cars, and as such is underused in its current form. Its floor level also sits lower than the main house's internal FFL.

Whilst much of the structure remains intact, a modest strategy for remodelling the interior would vastly improve the experience within.



Figs. Photographs showing existing single glazing (top left), poor connection between inside and outside (top right), narrow circulation throughout (bottom, both)

3 PLANNING & PRECEDENT

3.1 Relevant Planning Policy

We have identified the following policies and guidance as having specific relevance to the scheme:

National Planning Policy Framework 2021
The London Plan 2021
Haringey's Local Plan Strategic Policies 2017
Haringey Development Management DPD 2017
Highgate Conservation Area Character Appraisal and Management Plan 2013
Highgate Neighbourhood Plan 2017
Sustainable Design and Construction SPD 2013

3.2 Planning History of the Site

Haringey's planning database lists the following historic applications at the site:

HGY/2023/0357 – Permission approved for tree works 'T1 Lombardy Poplar - pollard to previous reduction points T2 and T3 limes - pollard to previous reduction points'.

HGY/2018/1912 – Permission approved for tree works 'Works to trees protected by a TPO: T1 Lime tree: crown reduction to approximately one metre above most recent pruning points'.

HGY/2007/1499 – Permission approved for tree works 'Tree works to include reduction by 40% to 2 x Lime trees'.

HGY/1994/0011 – Permission approved for tree works 'Reduction by one third of two Lime trees. (Subject to T.P.O)'.

HGY/1990/0310 – Permission approved for tree works 'Crown thinning by 1/3, light reduction of height and spread to 2 lime trees (HAR. TPO T1 and T2)'.

OLD/1987/0239 – Permission approved for '15A 8/5/87 Erection of conservatory'.

OLD/1986/0169 – Permission approved for '15A 7/5/86 Conversion of roof space to dorm 2 bedrooms and 1 ensuite bathroom. Erection of room over existing garage to form kitchen'.

3.3 Planning History of Adjacent Neighbours

Haringey's planning database lists the following historic applications at the neighbouring sites:

HGY/2023/0270 – Permission approved for tree works 'X2 Lime (G1): Reduce to previous, most recent pruning points (approx. 2-3m)' at **15 Cholmeley Park**.

HGY/1996/1591 – Permission approved for 'Formation of front roof extension between existing gables, dormer window and installation of 3 windows to front elevation' at **15 Cholmeley Park**.

HGY/1996/1026 – Permission withdrawn for 'rear window and installation of window to ground floor flank three new windows to front elevation widening of first floor window and balcony, front roof extension and installation of Formation of roof extension involving erection of rear dormer elevation' at **15 Cholmeley Park**.

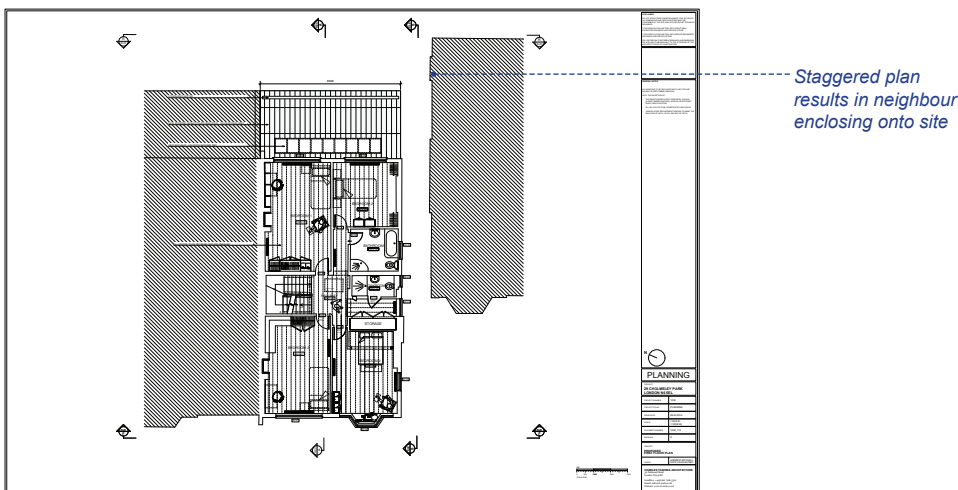
HGY/2017/3489 – Permission approved for 'Replacement of ground floor rear elevation timber window with timber French doors' at **17 Cholmeley Park**.

CON/2007/0172 – Unknown decision for tree work 'Wild Cherry – reduce crown by 40%' at **17 Cholmeley Park**.

3.4 Other Relevant Planning Applications & General Precedent

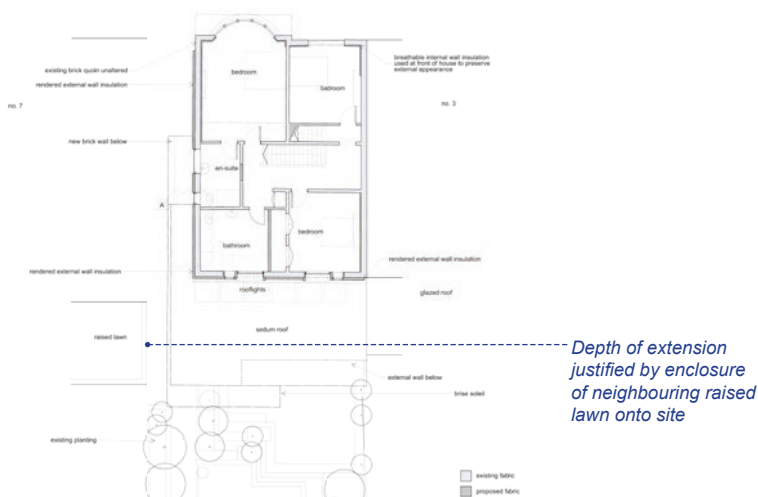
Further to those outlined above, there are a number of other examples of permitted and built schemes in the immediate vicinity that are very similar to the type, scale, location, and appearance of work proposed in this application. We identify the following as particularly relevant to our proposals in that they contribute to the general establishment of a pattern of similar development. The relevant aspects have been underlined in the description:

HGY/2014/1062 – Permission approved for 'Replacement of existing conservatory, increased depth of existing cellar with associated light well at rear garden, increased openings of ground floor side window (South), second floor balcony door (South) alteration of ground floor window (West) and the introduction of two conservation rooflights (householder application)' at **29 Cholmeley Park**.



Cholmeley Crescent:

HGY/2022/0620 – Permission approved for 'Erection of single storey side and rear extensions. Erection of roof extension and thermal improvements' at **5 Cholmeley Crescent**.



HGY/2018/2162 – Permission approved for ‘Erection of single storey rear extension (following demolition of existing) and alterations to associated rear decking; replacement and enlargement of existing front, side and rear dormers; replacing existing uPVC windows with double glazed wooden casement windows; alterations to front garden boundary treatment; and increasing width of entrance driveway’ at **8 Cholmeley Crescent**.



HGY/2011/2225 – Permission approved for ‘Two storey rear extensions, conversion of the loft spaces and erection of side and rear dormers with front roof lights, single storey rear and side extensions and formation of granny accommodations ancillary to single dwelling houses 9 & 11 Cholmeley Crescent N6 and the re-construction of the rear back wall in relation to its patio areas’ at **9 & 11 Cholmeley Crescent**.



Before



After - Extensive development at roof level, visible from front

HGY/2018/2075 – Permission approved for ‘Conversion of existing garage to habitable accommodation in conjunction with installation of window to replace existing garage door; amendments to existing single storey rear extension and rear infill extension’ at **10 Cholmeley Crescent**.



Before



After - Garage door replaced with window

HGY/2016/0928 – Permission approved for ‘Erection of new hipped roof with front dormer window and installation of ground floor front bay window’ at **17 Cholmeley Crescent**.



Before



After - Extensive development at roof level, visible from front

HGY/2016/0721 – Permission approved for ‘Formation of roof extension and creation of off-street electrical vehicle charging space (householder application)’ at **19 Cholmeley Crescent**.



Before



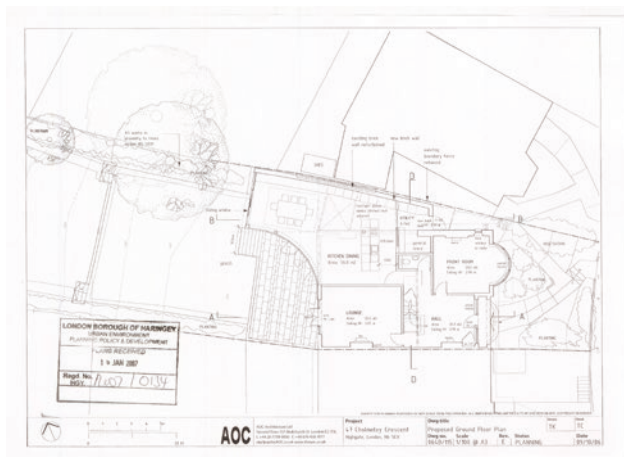
After - Extensive development at roof level, visible from front

HGY/2017/1350 – Permission approved for ‘Demolition of existing rear extension and erection of new rear extension with associated remodelling & landscaping of rear garden, and new double glazed ground floor windows to front and side elevations’ at **35 Cholmeley Crescent**.



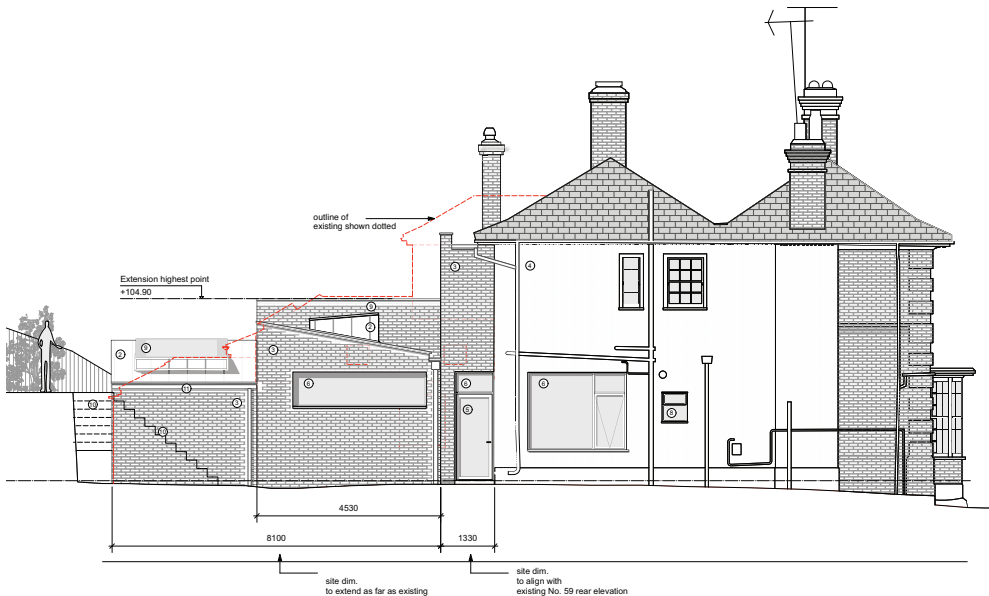
Contemporary design to extension and dormer

HGY/2007/0134 – Permission approved for – ‘Development to property, including removal of outbuildings, erection of single storey side/rear extension, erection of front and rear dormer windows and hip to gable roof extension’ at **47 Cholmeley Crescent**.

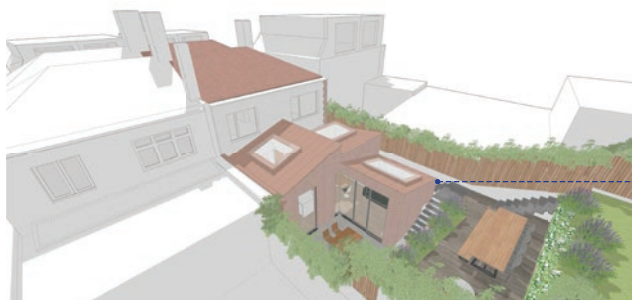


Contemporary design, deep rear extension, and lots roof development at roof level, visible from front.

HGY/2023/0108 – Permission approved for ‘Demolition of existing rear extension and first floor rear hipped roof projection. Erection of part single, part two storey rear extension, replacement of windows and landscaping works’ at **57 Cholmeley Crescent**.



Contemporary windows to existing rear elevation



Very deep extension of contemporary design



Typical sequence of roof development along nearby Cholmeley Crescent (details below)

HGY/2017/3191 – Permission approved for ‘Erection of a single-storey rear extension and a new garden store to rear’ at **65 Cholmeley Crescent**.

HGY/1990/1222 – Permission approved for ‘Removal of existing hipped end of main roof and the provision of a gable end (Section 64 Determination)’ at **65 Cholmeley Crescent**.

HGY/1990/1360 – Permission approved for ‘Erection of rear roof extension to provide additional bedroom in roof space & installation of velux windows in front elevation’ at **65 Cholmeley Crescent**.

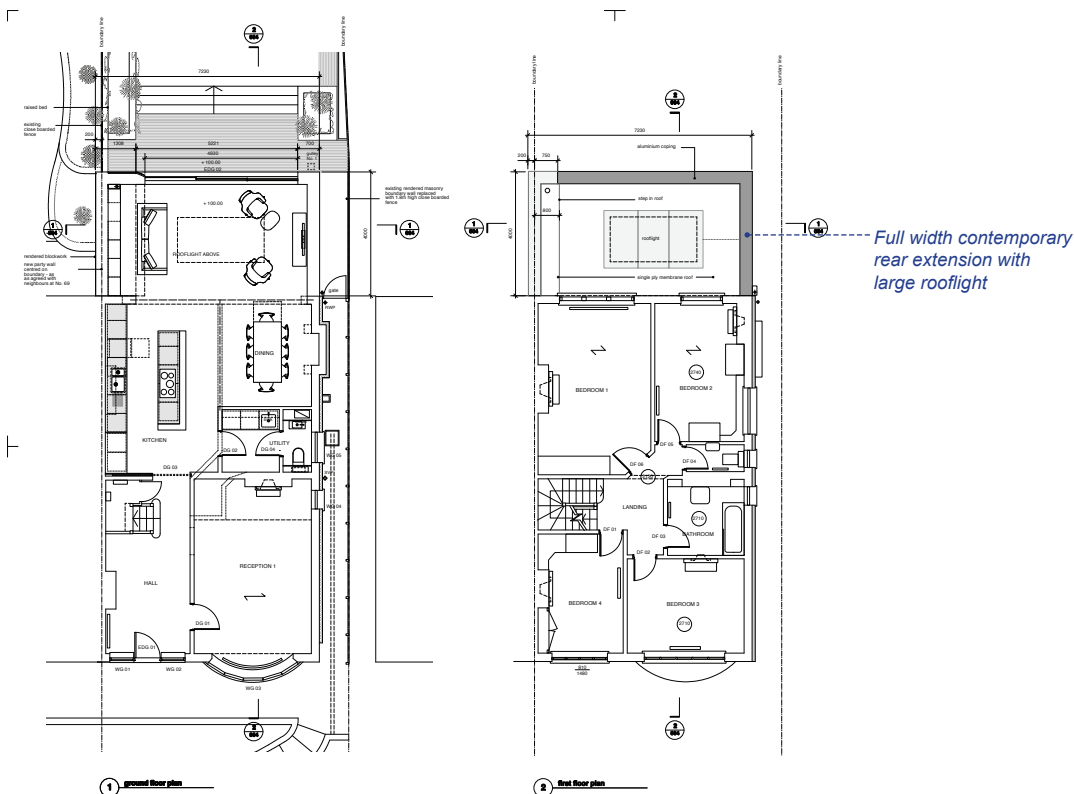
HGY/2014/2163 – Permission approved for ‘Certificate of Lawfulness for construction of a single storey rear extension’ at **67 Cholmeley Crescent**.

OLD/1978/0147 – Permission approved for ‘11/4/78 Conversion and extension of loft’ at **67 Cholmeley Crescent**.

HGY/2009/0222 – Permission approved for ‘Extension of existing mansard roof, extension of existing 2 x rear dormer windows and erection of rear second floor extension’ at **69 Cholmeley Crescent**.

HGY/2009/223 – Permission approved for ‘Hip to gable and new roof extension with insertion of rooflight to front roofslope’ at **71 Cholmeley Crescent**.

HGY/2013/0809 – Permission approved for ‘Erection of rear ground floor extension’ at **71 Cholmeley Crescent**.



HGY/2017/3181 – Permission approved for 'Demolition of existing garage and excavation of the land to enable the erection of a single storey side to rear extension (garage with green roof); single storey rear extension; part two storey side extension; excavation of rear garden (creation of patio and outbuilding); erection of front boundary treatment; installation of side access gate; alterations to window frames; re-roofing in clay tiles; and removal of chimney' at **77 Cholmeley Crescent**.



Before



After - Extensive development to side in style to match existing, visible from front



Before - March 2018



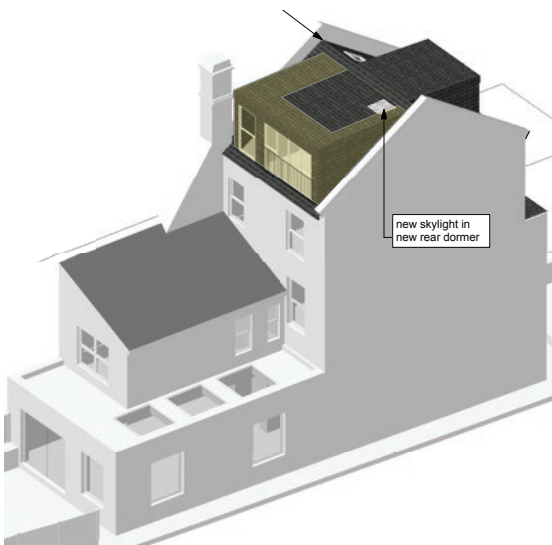
After - June 2022

Causton Road:

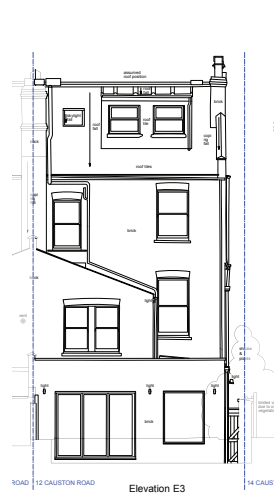
HGY/2020/0445 – Permission approved for 'Extension to rear outrigger roof' at **6 Causton Road**.



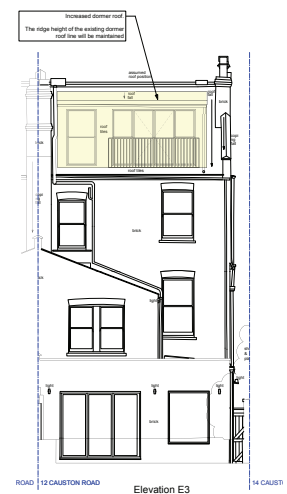
HGY/2022/2173 – Permission approved for 'Removal of existing front and rear dormers. Installation of new enlarged front and rear dormers' at **12 Causton Road**.



PROPOSED SF REAR EXTENSION
Enlargement of rear dormer



1 Rear Elevation - Existing
Before



1.1 Rear Elevation - Proposal
After - Significantly enlarged dormer