

HGY/2016/1175 – Permission approved for 'Partial demolition/remodelling to rear/side elevation of the existing two storey projection with lower ground floor extending under part of the original house with associated access to the rear garden: new conservation type roof light to western roof plane' at **3 Southwood Lawn Road**.



Multiple architectural styles across building, including multiple dormers and highly contemporary, three-storey rear extension.

Much of the work proposed follows established patterns of development within the immediate vicinity and conservation area. The following pages highlight local instances of similar work completed. Where available on the Council's database, the relevant planning information is listed in Appendix A.



Fig. Aerial view of Cholmeley Park (odd numbers, 1 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Park (odd numbers, 2 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key), application site highlighted in red



Fig. Aerial view of Cholmeley Park (odd numbers, 3 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

Key

- Rear extension ● Side extension ● Multi-storey extension ● Alterations to roof, front or side dormer ● Rear dormer
- Terrace * = Planning information listed above (c) = Contemporary appearance (t) = Traditional appearance



Fig. Aerial view of Cholmeley Park (odd numbers, 4 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Park (even numbers, 1 of 3) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Park (even numbers, 2 of 3) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

Key

- Rear extension ● Side extension ● Multi-storey extension ● Alterations to roof, front or side dormer ● Rear dormer
- Terrace * = Planning information listed above (c) = Contemporary appearance (t) = Traditional appearance



Fig. Aerial view of Cholmeley Park (even numbers, 3 of 3) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

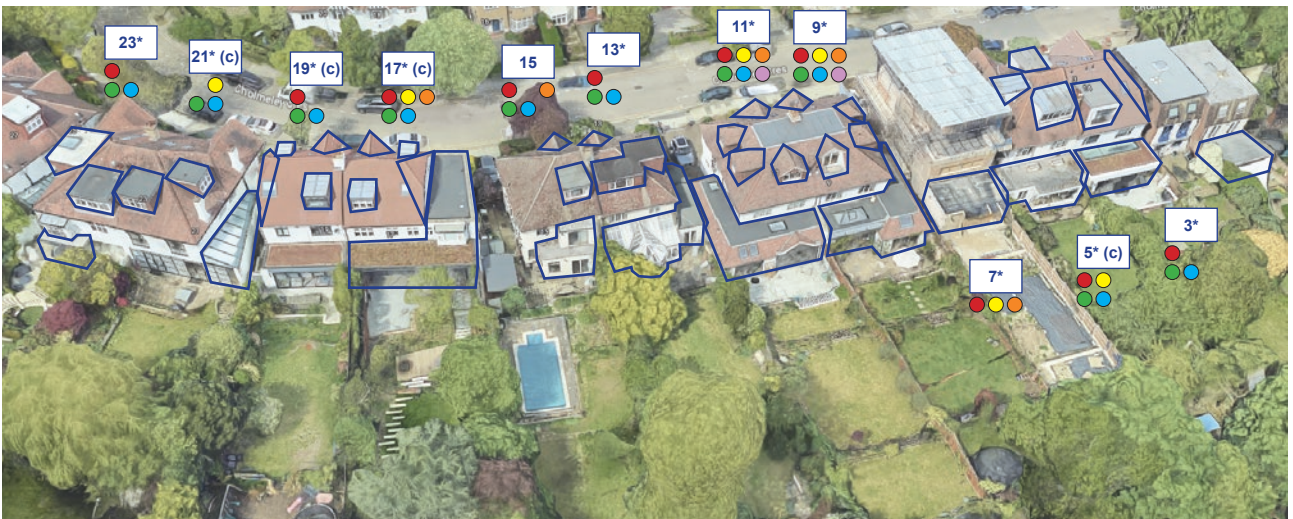


Fig. Aerial view of Cholmeley Crescent (odd numbers, 1 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Crescent (odd numbers, 2 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

Key

- Rear extension ● Side extension ● Multi-storey extension ● Alterations to roof, front or side dormer ● Rear dormer
- Terrace * = Planning information listed above (c) = Contemporary appearance (t) = Traditional appearance



Fig. Aerial view of Cholmeley Crescent (odd numbers, 3 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Crescent (odd numbers, 4 of 4) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Crescent (even numbers, 1 of 3) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

Key

- Rear extension ● Side extension ● Multi-storey extension ● Alterations to roof, front or side dormer ● Rear dormer
- Terrace * = Planning information listed above (c) = Contemporary appearance (t) = Traditional appearance



Fig. Aerial view of Cholmeley Crescent (even numbers, 2 of 3) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Cholmeley Crescent (even numbers, 3 of 3) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Causton Road (odd numbers) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

Key

- Rear extension ● Side extension ● Multi-storey extension ● Alterations to roof, front or side dormer ● Rear dormer
- Terrace * = Planning information listed above (c) = Contemporary appearance (t) = Traditional appearance



Fig. Aerial view of Causton Road (even numbers) within Highgate Conservation Area, showing location of notable local examples of similar development (see key)

Key

- Rear extension
 ● Side extension
 ● Multi-storey extension
 ● Alterations to roof, front or side dormer
 ● Rear dormer
- Terrace
 * = Planning information listed above
 (c) = Contemporary appearance
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4 Design Statement, Proposed Work, Scale & Appearance

The Haringey Development Charter, as outlined in Policy DM1: Delivering High Quality Design in Haringey's Development Management DPD 2017 states that *'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area'*. In the same document, Policy DM12: Housing Design and Quality goes on to inform that *'extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or compliment the form, setting, period, architectural characteristics, detailing of the original buildings'*.

The proposals within this application are guided by a commitment to design that is at once of a high quality, sensitive to its surroundings, and aligned with the above statements. The scheme aims to be a positive contribution to the site, street, and borough, and seeks to preserve and enhance the special historical character of the Highgate Conservation Area.

Below is a summary of the work proposed within this application alongside justification for the Council to grant full permission, with specific reference to relevant policy and nearby precedent.



Fig. CGI showing key elements of proposal

4.1 Single-storey Rear Extension

In order to provide more open and usable living space, it is proposed to consolidate the ground floor towards the rear at a lower level, and replace the current poor-quality non-original rear addition with a new single-storey rear extension. Whilst extending wider than the volume it replaces, the proposed extension flank wall will be set in slightly from the main house's side elevation in order to remain subservient in form, ensure the extension is hidden from street view, and to maintain a clear and usable side passage. From this point, the rear extension will project to a depth of 2.7m from the main house, for a width of 3m. Beyond this, and to the north-west flank wall and boundary, the extension is proposed to be 5.5m deep, with its stepped elevation enclosing a new patio with glazing. The extension's modest height has been determined in order to align the new internal ceilings with the existing, and the resultant form sits far below any eaves of the main house. It is proposed to articulate the roof with a pitched glazed rooflight where it meets the original house and to finish the rear portion with a planted green roof. It is also proposed to relocate the properties' small roof terrace from the second floor level roof of the existing side volume side to the roof of the replacement ground floor extension on the side adjacent to the enlarged side extension.

Whilst the 2.7m depth falls well within the dimension advised by local policy, we assert that the special site conditions, and in particular those at the boundary with No.15, justify the proposed 5.5m depth of the other portion. Ordinarily, the depth of a new rear extension would be limited, in part, to reduce its impact on any adjoining neighbouring amenity. However, in this instance, the staggered plan form of sites along Cholmeley Park – with the rear elevation of No.15a more-or-less aligning with the front elevation of No.15 – and the pronounced level differences between them, produce a unique condition where the rear garden of the application site is itself enclosed upon significantly by the side elevation of No.15. The north-west flank wall of the proposed extension would sit behind the existing 2m tall garden brick wall that currently separates the application site's rear patio and No.15's external side passage; the latter of which itself is raised above the current patio level at No.15a. On the other side of the narrow passage is the flank wall of the neighbour's side annex, and beyond this the side elevation of the main house. The proposed extension would not project beyond the length of this existing garden boundary wall, and by virtue of this, neither the garden wall nor the proposed extension will enclose onto the neighbouring rear garden. This existing condition is illustrated in part 2, and a detailed analysis of the proposed work's impact on neighbouring amenity can be found in part 6, but at this stage we assert that given the scale of development and its uniquely mitigated impact, there is scope and justification for a depth of 5.5m on this side of the site.

The modest height and stepped articulation of the rear extension – its depth reducing drastically from 5.5m to 2.7m across its width – ensures that the addition does not appear too bulky in relation to the host building, and the extension's total depth is always far less than that of the main house. Accordingly, the proposal complies with Chapter 3.15 of Haringey's Development Management DPD 2017, which states that rear extensions '*should be lower than the ridge height of the host building. Depth of rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight*'.

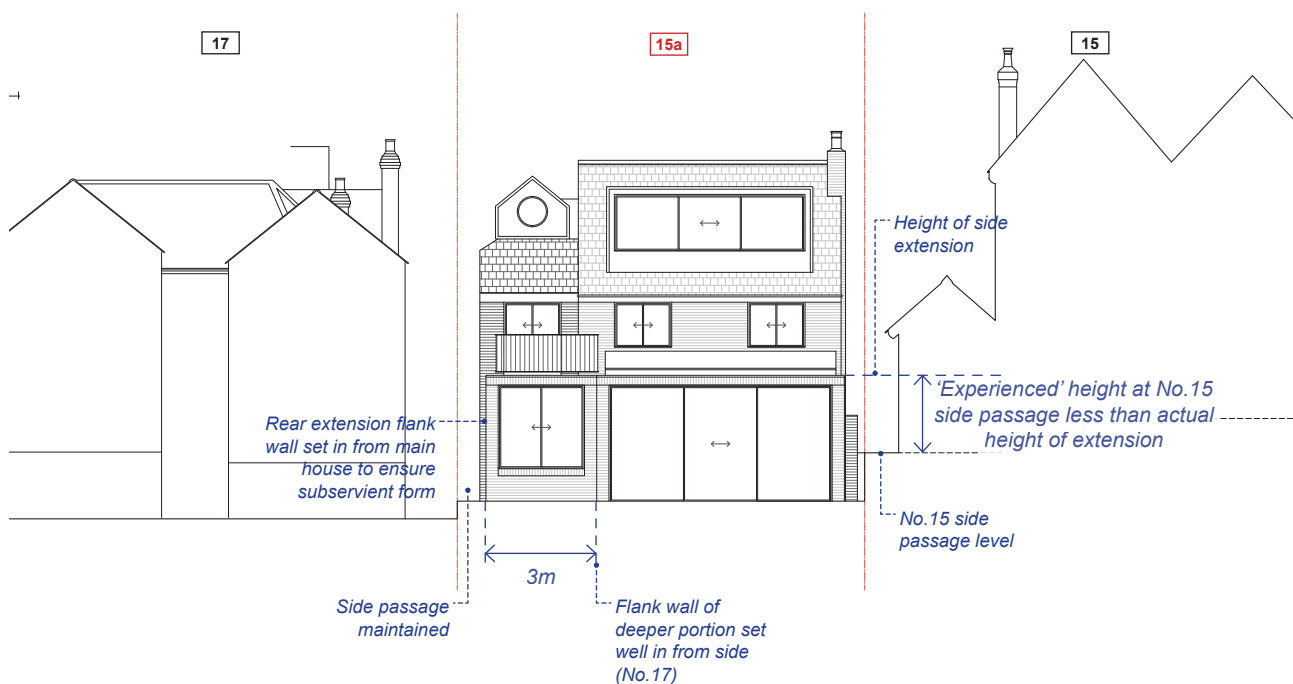


Fig. Proposed rear elevation showing key design principles of single storey rear extension (not to standard scale)

There are local precedents for single-storey rear extensions of similar scale, such as at 5 Cholmeley Crescent (HGY/2022/0620) and 57 Cholmeley Crescent (HGY/2023/0108); the latter of which recently secured permission for a full-width, 8.1m deep rear extension. In each instance, the depth of extension appears to be a response to the unique conditions of the site and existing property. At 5 Cholmeley Crescent, a change in level between neighbouring sites – similar to the condition found between 15 and 15a Cholmeley Park – resulted in the neighbour's raised lawn enclosing onto the site, and the depth of proposed extension being generated to match this. At 57 Cholmeley Crescent, the proposed rear extension was designed to match the depth of that which it replaces, and is similar to the proposed relationship with the existing boundary garden wall, new rear extension flank wall, and its impact on the neighbouring amenity at the application site.

Whilst not identical, we assert that there are similarities between the approach to specific site conditions of the examples cited and those at 15a Cholmeley Park, and how these can justify a slightly deeper single-storey rear extension than might otherwise be feasible, from the perspective of both appropriate massing and its impact on neighbouring amenity. With regards to massing, the Delegated Officer for the 8.1m deep extension at 57 Cholmeley Crescent (HGY/2023/0108) noted that *'the ground floor nature of the extension means that it would remain subservient to the existing property'*, and at 5 Cholmeley Crescent (HGY/2022/0620) it was noted that *'the height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property'*.

4.2 Enlargement of Existing Non-original Side Extension

To improve circulation throughout the building, it is proposed to consolidate and relocate the house's main stair into the existing side extension. In order to accommodate this, it is necessary to modestly enlarge this non-original feature by increasing its depth by approximately 1.7m to the rear, and by extending the existing roof form slightly to enclose the new staircase.

To provide level access from the main house, it is also proposed to raise the ground floor level of the front area of the existing side annex – including in the existing garage – to match that of the hallway. To maintain a comfortable ceiling height in this area, both the first-floor level at the front of the side extension (existing bedroom area) and the garage roof must also be locally raised. The alteration is modest, and in doing so, it is possible to maintain both the existing front roof pitch and first floor dormer, and therefore also retain this form's inherent stepped nature and subservience to the original main house. Likewise, the principal front elevation line of the existing building (i.e. the front of the main house and garage) will remain unchanged as a result of the works. The garage roof will maintain the soldier brick datum of the existing and add a planted green roof surface.

The side extension roof shall be extended as a hipped roof that encloses and internalises the existing second floor roof terrace, with the new stairwell running below. To preserve the legibility of the original building's historic plan form, the slightly increased depth of the side extension will maintain a clear set back of half a brick in the rear elevation. In so doing, and by matching both the rear pitch and the bottom of the rear eaves of the enlarged hip roof to that of the main roof, a clear division is established between the two parallel rear roof planes, with the enlarged side portion sitting well below the main roof, enclosing onto the original flank wall, and appearing subservient.

To ensure comfortable head clearance for the new stair, and to admit natural light, it is proposed to top the side extension's roof enlargement with a connected pair of front and back dormer windows. At the front and sides, this will match the scale and appearance of those existing non-original examples already installed in the main roof at loft level, with a triple-pitched hipped roof sloping away from the side and front eaves towards a single ridge. At the rear, where the form encloses the existing terrace, the pitched roof form terminates in a single vertical elevation, articulated as a contemporary gable end that is significantly set back from the rear eaves of the side extension by approximately 1.84m. Within this, a circular window is installed to maintain views from the previous terrace. This dormer form is vertically aligned with the existing first floor dormer in the side extension, and by virtue of this, maintains a clear gap between it and the main roof, as well as an approximately 0.5m set back from the eave of the new hip roof's side pitch. As well as matching their scale and appearance, the new dormer is also located at the same height as those in the house's main roof, and therefore appears similarly subservient, with their ridge lines sitting well below that of the main house.

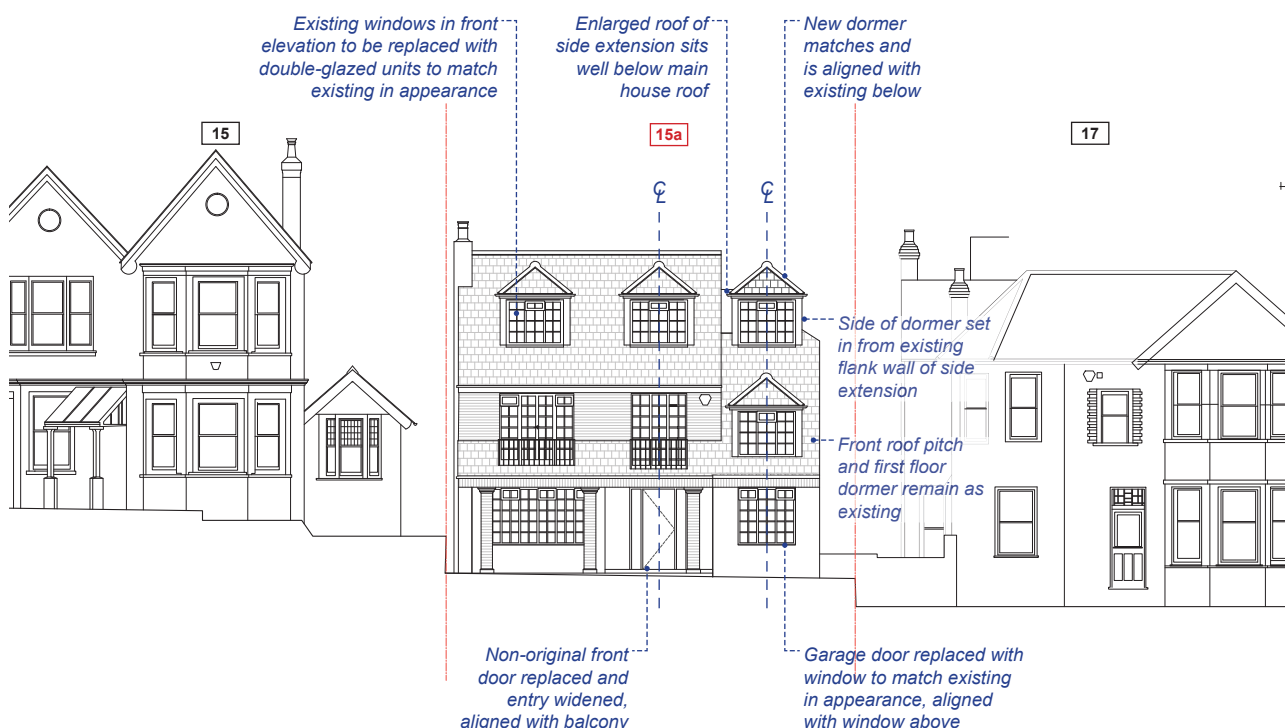
As part of the alterations above, it is also proposed to re-articulate the various windows on the existing side elevation into 3No. simple and more geometrically aligned openings. One of these is a single tall window stretching up the height of the new staircase, whilst the other two are articulated as a pair of horizontal openings serving the kitchen and larder at high level. Like those at the rear that are similarly not visible from a public vantage point, all are contemporary in appearance and obscure glazed. This will bring greater coherency to the flank wall and bring abundant natural light into the heart of the building.

All of the above design considerations have been made with clear reference to the historic architectural details and massing in order to derive a form that is at once sensitive and subservient to its historic setting, yet functional enough to allow the house to be brought to its optimal viable use. We also note that the enlargement of the side extension roof in itself makes no alteration to the historic form of the original building, with the side volume likely being a later addition itself. As well as the policy outlined at the top of this part, this is entirely in accordance with Policy DH4: Side Extensions of the Highgate Neighbourhood Plan 2017, which stipulates that such development

should be 'subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail'.

This policy also states that side extensions should be 'sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the local area'. In the same document, Policy DH5: Roofs and Roofscape states that front or side roof alterations are only considered 'where they are part of the established local character'. As described in chapter 2.4 and illustrated in part 3, there is little uniformity to the streetscapes on and around Cholmeley Park – with the application site itself appearing particularly isolated amongst small pockets and pairs of development – yet the many and varied forms of alterations have established a clear pattern of development involving front-visible side extensions and roof alterations in the area.

A clear precedent for this type, scale and style of development can be found nearby at 77 Cholmeley Crescent (HGY/2017/3181), where as part of a more comprehensive series of interventions, the Council granted permission for a two-storey side extension over a replacement garage. Whilst arguably larger and more impactful on the streetscape than proposal at 15a Cholmeley Park, this scheme uses similar compositional devices to sensitively integrate the addition with its host. Similar to how the current application proposes to enclose the extended side roof onto the original house's flank wall below the side eaves of the main roof, the side extension at 77 Cholmeley Crescent's new roofs meet the main roof under its hips and eaves, with the extension ridge lines also sitting significantly



lower than those on the main volume. And like on the rear elevation of the proposed application, a series of steps in the elevations at 77 Cholmeley Crescent ensure that the historic plan form remains legible and distinct from non-original elements. Finally, and like at 15a Cholmeley Park, the top part of the side extension is set back at the front and in from the boundary behind small stretches of pitched roof, which lessens the bulk of the proposal and ensures that it appears subservient to the host building.

In their report for the above described development at 77 Cholmeley Crescent (HGY/2017/3181), the Delegated Officer noted that '...the modest size of the second floor and matching roof to the original roof is considered to be suitable mitigation in reducing the bulk of the development. The eaves height of the extension would be below that of the existing front part...The two parts of the second floor extension would be below and in front and behind of the existing dormer thus retaining a suitable separation between the proposed and existing building...This is considered to be a modest and more sympathetic design'. This statement bears a great resemblance to the justification for the proposal at 15a Cholmeley Park, and as such we assert that this proposal should be assessed and determined equally favourably.



Fig. Proposed front elevation showing key design principles of enlarged non-original existing side extension and replacement windows and doors (not to standard scale) (above), and precedent at 77 Cholmeley Crescent (HGY/2017/3181)

Further to the example at 77 Cholmeley Crescent and the many front dormers already outlined in part 3, more recent local evidence of front-visible alterations to the sides and roofs can be found at 9&11 Cholmeley Crescent (HGY/2011/2225), 17 Cholmeley Crescent (HGY/2016/0928), 19 Cholmeley Crescent (HGY/2016/0721), 47 Cholmeley Crescent (HGY/2007/0134), and the run of 65-71 Cholmeley Crescent which charts the establishment and continuation of a pattern of development at roof level in the area.

For the reasons and evidence presented above, we assert that the modest enlargement of the existing non-original side extension represents a continuation of this pattern of development, and as such is not in any overriding conflict with the policies referred to.

4.3 Replacement Rear Dormer

It is proposed to replace the existing non-original, poor-quality and oddly located rear dormer roof extension at loft level with a new high-quality contemporary version that is designed to better suit the needs of the internal loft space and be a more attractive and sympathetic improvement on the current condition.

Regarding rear dormer roof extensions, Chapter 3.16 of Haringey's Development Management DPD 2017 states that *'their size, location and design should be such that they appear subordinate on the roof'*. Chapter 12.3.13 of the Highgate Conservation Area Character Appraisal and Management Plan goes on to specify that they *'should be subordinate in scale and sit comfortably within the roof'*.

Where the existing dormer is located off centre in the original roofslope, with a window further off centre within it, its replacement will be centrally located within the existing roof with a symmetrical sliding window set in the rear elevation. At approximately 5.57m wide, the proposal maintains a significant set in from the sides. This brings a coherency and clear order to the house's rear elevation, and is in turn used to align other elements of the composition, such as the fenestration outlined in the next chapter.

It is not feasibly functional to the layout to set the dormer in from the eaves by 1m, so the replacement dormer instead maintains the same set in as existing. By aligning the proposed rear elevation with the existing, a set in of 0.75m along the pitch of the original roof is maintained as clearly visible, as it is also at the sides. Similarly, the new dormer height is proposed in order to maintain a comfortable yet modest ceiling height of 2.2m, which in turn results in the eaves of the proposed dormer being of a similar height to that which it replaces. Where the ridge of the existing dormer's hipped pitched roof coincided with the main ridge of the original roof, and was arguably not subordinate to it, by converting this to a flat roof, the new dormer is now set well below the ridge by approximately 0.65m. Likewise, this roof now also sits approximately 280mm below the ridges of the existing front dormers, and the replica proposed to the side extension enlargement (see chapter 4.2). The result is a new replacement dormer that now sits centrally and fully within the rear pitch of the existing roof, with the significant set-ins all around ensuring that its original form is clearly visible around it. The original roof remains the dominant feature of this aspect of the rear elevation, to which the new dormer is a sensitive and subordinate addition.



Fig. CGI showing key design principles of replacement rear dormer

Part 3 shows that there are many examples of rear dormers in the immediate area. Many of these are enlargements on previous extensions, making this a clear and established pattern of development within the area. This is continued along the north side of Causton Road, whose rear elevations face the long boundary with the application site, and most of which feature sizable rear dormer roof extensions. Amongst these is 12 Causton Road, where permission was recently secured (HGY/2022/2173) to enlarge an existing rear dormer to a similar scale to that proposed above. Despite this similarity in scale, site conditions result in a dormer extension which, whilst fully enclosed in the original roof form, achieves a reduced set in from the eaves, sides and ridge than our proposal, and is therefore arguably less subordinate to the existing roof. Despite this, in their report the Delegated Officer noted that *'There is currently a dormer on the rear roof slope of the property. It is proposed to replace this existing feature, with a larger rear dormer. The Conservation Officer has not objected to this replacement rear dormer. It is acknowledged that the replacement dormer would cover the majority of the rear roof slope. However, there are several large dormers present at nearby properties, including at the similar Victorian villas on Causton Road. This weighs in favour of the proposal. In addition, there would be limited visibility of the replacement dormer from public vantage points, which would reduce impacts on the appearance of the CA. Noting the degree of works that have been undertaken to the rear of the properties in this locality, and given the limited public visibility, it is considered that there are no grounds to object to this larger dormer'*.

We assert that the proposal above constitutes the sensitive continuation of a pattern of development acknowledged by the Council, and that being arguably more subordinate to the original form, and therefore respectful of the character and appearance of the Conservation Area, is not in overriding conflict with the policy stated above and should be determined as favourably as the example cited.

4.4 New and Replacement Windows and Doors

As noted in the site appraisal above, the front elevation of the house is set well back from the street, behind a hedge and gate, and in-keeping with Policy DH6 of the Highgate Neighbourhood Plan 2017, there is no proposal to change this front boundary.

It is proposed to replace the non-original poor-quality front door with a new one of contemporary design but similar scale. As part of this, and to admit light into the hallway, it is also proposed to slightly widen the opening to accommodate a fixed glass panel to either side. The intention of this work is to reinstate the clarity of the main entrance within the front elevation that has arguably been compromised by the heavy overhanging porch that was added later with the construction of the side extension. To establish a well-proportioned elevational composition, the replacement doorway is to be aligned with the balcony and dormer above.

In order to greatly improve the energy performance of the building, it is proposed to replace the single-glazed metal windows in the front elevation with double-glazed units of matching appearance and proportions, with matching glazing bars. The size of openings will remain as existing, and likewise sill and opening treatments will be finished to match the original, albeit with greater energy performance. This is in-keeping with the Conservation Area Character Appraisal and Management Plan, which has a presumption in favour of like-for-like appearance when windows require replacement.

As part of the incorporation of the existing garage into the main house as habitable internal space, the current timber doors will be replaced with windows in the existing opening. To reinforce existing geometry within the elevation, the width of the opening will be reduced to match and align with the windows in the dormer above and the sill will be raised up from the ground. All making good to the existing opening will be finished in painted render to match the existing adjacent walls. The appearance of the windows will match that of the replacement windows described above, with similarly proportioned glazing bars. Such a change is quite common to the area, with the Delegated Officer for a similar development at 10 Cholmeley Crescent (HGY/2018/2075) justifying their approval by noting that *'The garage door is set well back from the highway frontage and the replacement of this with similar window arrangements has been undertaken on a number of neighbouring dwellings'*.

Likewise, the new front-facing window in the proposed dormer on the enlarged side extension will be of a type, scale, and appearance to exactly match those used to replace the existing loft level front dormer windows. It is intended that by replacing existing windows with those of better performance but matching appearance, and at the same time installing matching windows in this new front-facing opening, the long-term viability of the house can be assured in a way that conserves and enhances the character and appearance of the Conservation Area.

On the side elevation, the two non-original side-facing windows are re-articulated into 3No. modest slot openings of modest width; one of which continuing from ground level up the stairwell to the top of the flank wall, and the other two articulated as a horizontal slot at high level, serving the kitchen and larder. These changed openings break up the side façade, improve the outlook from neighbouring properties, and allow the side extension to visually relate to the internal levels of the main house more clearly. Given that they are obscured from public view, the re-articulated windows shall be of a contemporary style and appearance. Beside this, at ground level, a new door is proposed to provide access from the new utility room onto the side passage. This is modest in scale, and like the front door will be simple and contemporary in appearance with a glazed panel, having no historic precedence to adhere to. All side-facing glazing is to be obscure glazed.

On the rear elevation, the strategy for fenestration is to make use of the fact that it is obscured from public view to bring consistency in proportion and appearance in a sensitive, yet contemporary, manner. At ground level, the rear façade is characterised by large, openable glazed sliding windows and doors that are designed to admit natural light and provide a good and open aspect onto the garden that was previously lacking. Similarly, there is also a fixed side-facing glass panel in the inner flank wall of the 5.5m deep portion of the extension. This open and contemporary-style glazing is continued up to the rear dormer in the main roof, which also features a wide opening with metal-framed sliding windows, albeit incorporating a solid sill for safety. As mentioned, there are many examples of extensively glazed contemporary extensions in the area.

Where the existing terrace is enclosed by the proposed enlarged side extension, in order to preserve the pleasant views from this location, a simple contemporary circular window is proposed to be installed in the rear elevation of the new dormer. In order to establish a geometrically unifying connection across the proposal, like the dormer form itself, this opening is aligned vertically with the new opening below it and the dormer window opposite it at the front.

The proposed opening in the rear elevation of the enlarged side extension provides access onto the first floor roof terrace. This matches the width of the dormer windows on the front, and is used in turn to determine and align the scale and location of fenestration across the first floor rear elevation. The head of this opening matches the height of the two existing openings in the original house's first floor rear façade, which themselves have been resized slightly. Where previously, these windows did not relate to either the ground floor windows below or the dormer above, it is proposed to align their outer sides with those of the new dormer window above, which is itself centrally aligned to the main house volume. It is proposed to retain the sill and head height of these windows, but resize them to match the width of the new opening in the enlarged side extension described above, and by extension the widths of the traditional-style dormers elsewhere in the house. This strategy of alignment and common sizing is intended to bring a sense of order and coherency to the façade where it was previously lacking.

In-keeping with this sense of coherency, it is proposed for the first floor rear windows to be of a matching contemporary metal-framed sliding style to the windows and doors elsewhere in the rear façade. Being entirely to the rear, these windows are obscured from public view, and therefore do not constitute a significant contribution to the character and appearance of the Conservation Areas streetscape.

We note that a similar strategy has been approved elsewhere in the street and wider conservation area, with a notable example being 57 Cholmeley Crescent (HGY/2023/0108), where the Delegated Officer noted that '*metal windows would not be traditional in nature. However, these new/replacement windows would not be highly visible from the street scene, ensuring that the wider character of the CA would not be compromised*'.

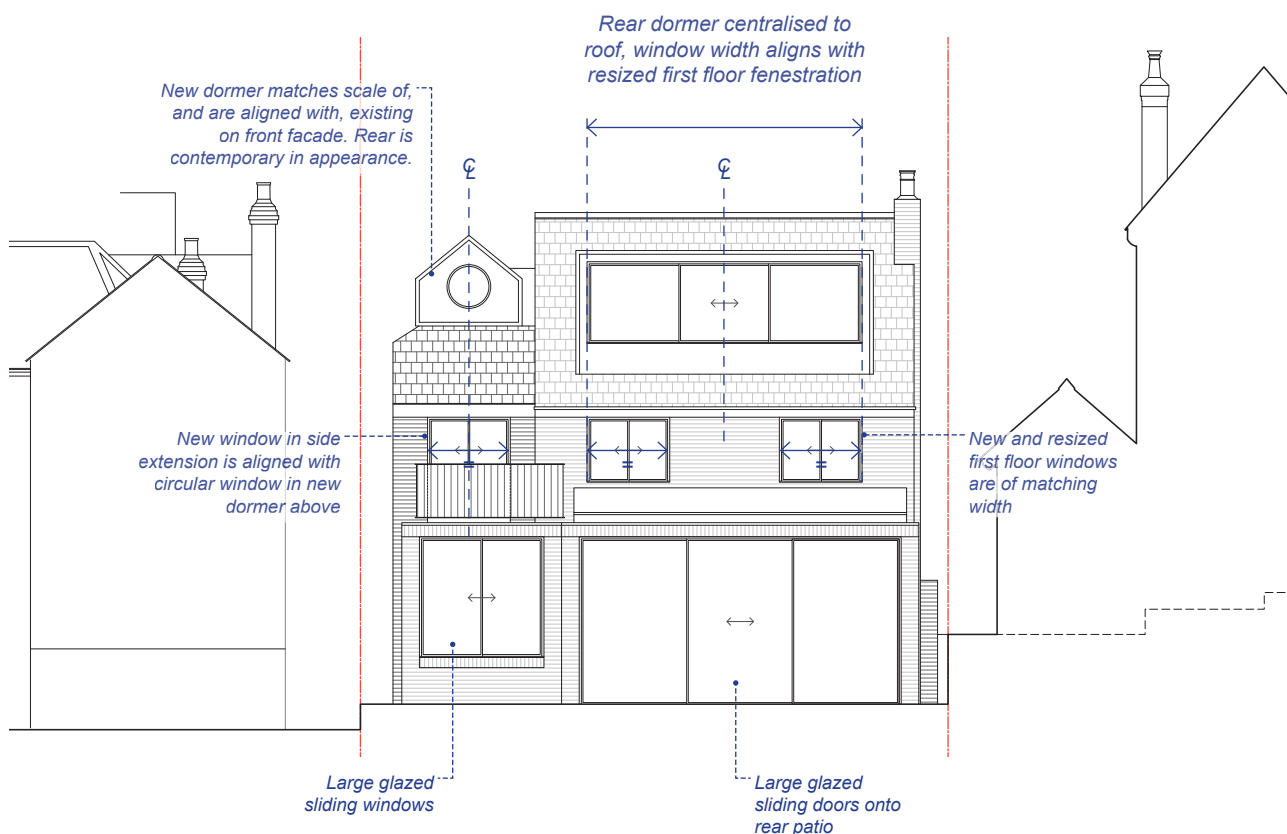


Fig. Proposed front elevation showing key design principles of new and replacement windows and doors (not to standard scale)

5 MATERIALS

With regard to residential extensions, Policy DM12: Housing Design and Quality of the Haringey Development Management DPD 2017 states that *'high quality matching or complimentary materials should be used appropriately and sensitively in relation to the context'*.

Where the proposed work is visible from the front, materials and details will be used that make explicit reference to the historic appearance of the host building, often completely matching these details. This is explicitly supported by the Highgate Conservation Area Character Appraisal and Management Plan, which encourages the retention of historic fabric where possible, and where not, that replacements appear like-for-like.

To the rear and side, where development would have less impact on the character of the conservation area, and where there is distinctly more variation in the style and period of alterations within local precedent, it is proposed to use high-quality contemporary material and detailing to establish an architectural language of sensitive contrast. This is an established strategy for modern interventions within historic buildings, and its effectiveness (when employed well) is acknowledged by conservation groups such as English Heritage, Historic England, and SPAB (Society for the Protection of Ancient Buildings). It allows the original form of the building to be clearly read, and for the new addition to be made subordinate in appearance.

The Council's support for this approach can be presumed from the Delegated Officer's report for a similarly contemporary design at 8 Cholmeley Crescent (HGY/2018/2162), where they state that extensions can *'either be designed as either wholly contemporary additions or to be vernacular style, to either contrast with or reflect the architectural heritage of the host property. Often however it is hard to incorporate a mock or pastiche of an earlier architectural style and as such a contemporary approach is often seen as the best design approach'*. Likewise, elsewhere in the Conservation Area at 3 Southwood Lawn Road (HGY/2016/1175), where a proposed three-storey development at the rear of a seemingly older house than the application site was approved and completed with a contemporary appearance, the Delegated Officer noted positively that: *'While the extension here will add a contemporary element, such an approach, even within conservation areas, is considered to be acceptable'*.

Below is a summary of how the material treatment of work proposed within this application meets the above criteria, with specific reference to relevant policy and nearby precedent, where appropriate.

5.1 Single-storey Rear Extension

We note that the existing rear extension is of very poor-quality, and the work proposed shall make significant improvements to the property through a material and detail palette is both of very high-quality and sensitive to the building's standing within the conservation area.

It is proposed to construct the rear extension in matching red brick, as a way of making reference to the historic architecture of its setting. Details will be contemporary, and when used in conjunction with modern high-quality lightweight glazing and simple flat roof coverings with planted areas and weathered corten steel edges (to match the replacement dormer), the new is offset against the old in a way that allows the historic architecture and decoration of the original building to be emphasised as the dominant feature in the new composition. Likewise, the large expanse of glass rooflight acts as a mediating element between old and new that allows part of the historic plan form to be read. As noted above, the rears of houses within the area are extremely varied in style and material detail, and being largely invisible from public view along the street, are able to be so varied without adverse effect to the conservation area.

As shown in chapter 3, there are many examples of contemporary rear extensions in the local area, not least at 5 Cholmeley Crescent (HGY/2022/0620), 8 Cholmeley Crescent (HGY/2018/2162), and 35 Cholmeley Crescent (HGY/2017/1350), and very recently at 57 Cholmeley Crescent (HGY/2023/0108). Here, in relation to a contemporary detailed brick extension, the Delegated Officer noted that *'there is no objection to this design to the rear of the property, where the extension would not be visible in the street scene. Furthermore, this design would ensure a visual distinction between the older and modern parts of the dwelling. The use of brickwork as the main material is acceptable, as this would respect the construction of the host property'*.

5.2 Enlargement of Existing Non-original Side Extension

Whilst the house at 15a Cholmeley Park does not form part of an established detailed architectural language within the street, and instead sits as a distinct and somewhat unremarkable example of the broader Neo-Arts-and-Crafts style common to the area, it is important that any extensions and alterations are sensitive to the character and appearance of the Conservation Area, especially when visible from the street.

Much like the initial material strategy behind the non-original side extension, and in order to create a harmonious and subservient appearance when viewed from the street, it is proposed to construct the modest enlargement as a continuation of the appearance and materiality of the original house, with similarly matching details.

The flank and rear wall will be constructed in red brick to match the original house, and red clay tiles will be used on the new parts of pitched roof and dormer cheeks. The existing side extension has been finished in pebble-dash which is of poor quality and contributes negatively to the house – and therefore the Conservation Area's – historic character and appearance. It is therefore proposed to remove the pebble dash and reveal the brick behind as a way of conserving and enhancing its appearance. As previously, the half brick set-back detail in the rear elevation will ensure the legibility of the historic plan form.

To maintain a unified appearance across the front façade, the garage roof will retain the continuous brick soldier course that connects it with the presumably non-original porch overhang, with the raised portion being constructed as a continuation of this parts eaves detail. The roof will be finished with a planted green roof to improve the outlook at the front.

The front-facing window in the new enlarged side extension dormer shall be a double-glazed metal unit to match the replacement windows elsewhere. This will match the existing in detail, but be a great improvement on their performance.

This strategy is in-keeping with paragraph 12.3.18 of the Highgate Conservation Area Management Plan & Design Guide which states that *'external finishes on extensions should match the original building'*, and is supported by the precedent at 77 Cholmeley Crescent (HGY/2017/3181). Here, similarly matching brick and roof tile details were used within a more subservient form to blend the new addition into the host building where it is visible from the front, in a way that maintained the latter as the dominant architectural feature in the composition. Here, the Delegated Officer noted favourably that *'the windows would also be replaced with white crittall frames as was the original design of the dwelling'* and that *'matching roof to the original roof is considered to be suitable mitigation in reducing the bulk of development'*, concluding that *'the proposed extensions and alterations to the dwelling are considered to be acceptable and would preserve and enhance the character of the conservation area'*. Presumably, given the clear similarities between this approved scheme and that proposed in the current application, the latter's material strategy should be viewed equally favourably.

At the side, where they are minimally visible from a public vantage point, the re-articulated side windows shall be double-glazed units with simple contemporary detailing. The rear elevation of the of the enlarged side extension's dormer is similarly obscured from public view, and is therefore also contemporary in appearance. This element is articulated as a modern gable end, and in order to bring a material coherency to the rear facade, shall be finished in weathered corten steel to match that used in the rear extension roof edging and the rear dormer extension to the main roof. Within this is a simple circular window with contemporary detailing. This approach is supported by the examples cited earlier in the chapter.

5.3 Replacement Rear Dormer

In a similar strategy to the rear extension, it is proposed to reconstruct the rear dormer in the main roof with a contemporary weathered corten steel cladding finish, with clean lines and simple, elegant detailing. The tonality of this material has been chosen to complement the warm tones of the existing and proposed red brick walls and clay roof tiles. Being entirely to the rear, where there is more variation in materials used in other local rear extensions, and there is less impact on the conservation area when viewed from the streetscape, there is more scope to use modern materials to establish the language of sensitive contrast. Much like how the form of the rear dormer has been generated to sit fully within the original house's rear roofslope, and thus allow the roof's historic form to be read, the use of modern cladding will respectfully differentiate the new from the old, and ensure the dormer appears subordinate to its host.

It is also noted that the existing rear dormer is of very poor quality and makes a negative contribution to the character and appearance

of the Conservation Area, so to attempt to match its style and appearance would not be an improvement. The proposed dormer will be constructed to a much higher standard of quality.

There are many rear dormer roof extensions built with contemporary materials and details, including a particular example at 6 Causton Road (HGY/2020/0445), which secured permission to construct a zinc-clad dormer to the rear elevation, albeit on the roof of the existing rear return. Here the Delegated Officer commented that *'The proposed use of Zinc would give the dormer a high quality appearance that would be distinct from the original parts of the building and given the scale of the extension, would appear acceptably subordinate in relation to the main building'*, indicating the Council's support of this strategy.

5.4 New and Replacement Windows and Doors

A contemporary, high-quality, solid timber door will replace the similarly modern, yet very low-quality existing one, with fixed glazed panels being installed to either side. There is no original door to match the new door to, and with the existing being modern, its removal does not constitute any loss of significant historical fabric.

Throughout the front elevation, new and replacement windows are to be double-glazed metal units to match the existing in appearance, detail and proportion. Great care will be taken to match the profile and pattern of glazing bars to ensure a continuity of appearance, and to conserve the special character of the Conservation Area. This strategy allows the proposal to meet the obligation set out in Policy DM9 of the Development Management DPD 2017 that promotes *'the preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting'*, whilst still greatly improving the performance of the building. Furthermore, the approach also satisfies the Highgate Neighbourhood Plan 2017, which states that *'Replacements should match the original in terms of materials design and detail'*.

At the side, where they are not on a principal elevation and therefore minimally visible from a public vantage point, the re-articulated windows will be simple and contemporary in appearance, with double-glazed units with obscure glazing for privacy. Similarly, the circular window in the rear elevation of the enlarged side extension will be simple and contemporary in appearance.

To ensure a coherency of language across the rear elevation, it is proposed to install simple contemporary thin-profile metal-framed sliding windows and doors in all new and resized existing rear-facing openings. This type of glazing will allow much more light into the interior than the traditional style windows with glazing bars, as well as bringing a coherency of language, given the contemporary appearance of the ground floor and dormer rear extensions. The approach acts as a continuation of the language of sensitive contrast previously discussed, and has many examples throughout the immediate vicinity. Of particular and recent note is the permission secured for similarly contemporary units at 57 Cholmeley Crescent (HGY/2023/0108). Here the Delegated Officer commented that *'metal windows would not be traditional in nature. However, these new/replacement windows would not be highly visible from the street scene, ensuring that the wider character of the CA would not be compromised'*, seemingly confirming the Council's explicit support for the strategy described above.



Fig. CGI of existing (left) and proposed (right)

6 IMPACT ON NEIGHBOURING AMENITY & NATURAL LIGHT

Policy DM1 of Haringey's Development Management DPD 2017 states that '*Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours*', and goes on to define this as providing adequate daylight and sunlight, providing adequate privacy, and ensuring protection from pollution such as light and noise arising from the development.

In order to satisfy this requirement and establish a harmonious relationship with its neighbours, the form, scale, bulk, and orientation of the proposal presented here have been articulated to avoid undue enclosure onto nearby properties, and where unavoidable, the effects mitigated through the detailed architectural treatments of elements.

Being in a secluded position entirely to the rear of the main house, and replacing a rear extension that already featured large rear-facing windows, there are no new instances of overlooking or loss of amenity as a result of the rear-facing aspect of the proposed ground level rear extension. The proposed rooflight in the rear extension is located well away from any nearby buildings so there will be negligible light pollution as a result of the works.

Similarly, the rear dormer proposed on the main roof slope replaces an already existing one, which also featured extensive rear-facing glazing. Here there is also no new instance of overlooking or loss of amenity.

As part of the slight enlargement of the side extension, the existing loft level roof terrace is internalised, thereby removing an instance of external overlooking from the current position. The proposed circular window is in the same position as the terrace, and therefore does not constitute a new instance of overlooking. The front-facing dormer over the side extension is over the open stair well to let in natural light, and as such cannot be accessed to view out of. The first floor glazed sliding door in the rear elevation of the enlarged side extension is in a similar position to an existing rear-facing window. As such, these aspects of the work to the rear extension present no new instances of overlooking and no material impact on any neighbouring amenity.

Being in a similar position, albeit lower down the building, the proposed first floor roof terrace over the new rear extension is essentially a relocation of the existing roof level terrace. It also reorientates the aspect from a predominantly side-facing to a rear-facing one, and is therefore arguably less impactful due to the more limited views available at lower levels, and the mitigated impact on amenity to the side. The relocated terrace is modest in size, which will significantly limit any potentially noisy occupation. Due to the staggered nature of the sites, this terrace is located well away from any neighbouring buildings. Rather than looking over nearby patios, it is instead closer to the rear boundaries of sites along Causton Road, and even then, is set away from the boundary. Its impact on neighbouring properties is therefore negligible. As noted in chapter 3, there are many examples of terraces in the local area – not least at the application site – and the adjacent No.15 features one in a similar position on its rear elevation.

The long rear garden provides a high degree of separation between the rear elevation of the application site and that of the buildings along the parallel Archway Road. As a result, there is no noticeable increase in enclosure or loss of privacy to these properties.

It is proposed to finish both the garage and rear extension roofs with a planted green roof to improve the visual appearance for inhabitants as well as neighbours.

Whilst the above are general comments on the proposal's impact on neighbouring amenity, the following sections detail the various considerations and mitigations that are specific to the immediately adjoining neighbours.

6.1 Impact on 15 Cholmeley Park

As outlined in chapter 4.1, we assert that the unique condition at the boundary with No.15, which allows the impact of any development of this scale to the rear of No.15a to be significantly mitigated, justifies the 6m depth of the proposed rear extension.

The staggered plan forms of sites along Cholmeley Park gives rise to the situation where the rear elevation of No.15a effectively aligns with the front elevation of neighbouring No.15. As a result of this, rather than separating two rear gardens as is common, immediately beyond the rear elevation of No.15a, the boundary line in fact separates the rear garden at No.15a from the side elevation of the house at No.15, which runs exposed along its entire length behind that site's approximately 1m wide side alley. The 5.5m long rear extension flank wall sits behind the retained existing brick garden wall, and therefore never encloses directly onto No.15 with its full height; the final length of garden wall instead remaining exposed beyond. The rear elevation of No.15 sits further beyond the end of the existing garden wall, meaning that the flank wall of the proposed rear extension never encloses upon the rear garden of No.15.

A similar situation was found at 29 Cholmeley Park (HGY/2014/1062), where permission was approved to provide a full-width rear extension that projected beyond the line of an existing conservatory. Like at the application site, the sites at 29 Cholmeley Park and its neighbour at No.31 were staggered, but to a lesser degree. Despite this, in justifying the favourable determination, the Delegated Officer noted that, *'...the front and rear building lines of this property is staggered in relation to the application site. As such the slight increase in depth would not project beyond the furthest point at 31 Cholmeley Park. The residential amenity of this property would therefore not be affected by the ground floor development'*. This argument is remarkably similar to our own, and as such we assert that the Council should determine equally favourably.

Due to the level differences between sites as they progress down the hill of Cholmeley Park, the side alley at No.15 sits higher than the existing patio level at No.15a. Whilst the proposed rear extension flank wall would project above the retained garden wall, given the level difference, the effective or 'experienced' height of this flank wall, when viewed from No.15's side passage, would be modest, and similar to that of a standard garden fence. In any instance this is a low eaves height, but given that any increased enclosure is onto a side passage with only functional value and a flank wall with side-facing windows only visible at a high level above the proposed wall, any material increase in enclosure is arguably moot, and at no point affects more valuable amenity such as a rear garden. As such, we assert that the common reasonings for limiting the depths of rear extensions by way of protecting neighbouring amenity do not strictly apply here, and that the site's specific conditions justify the 5.5m depth proposed.

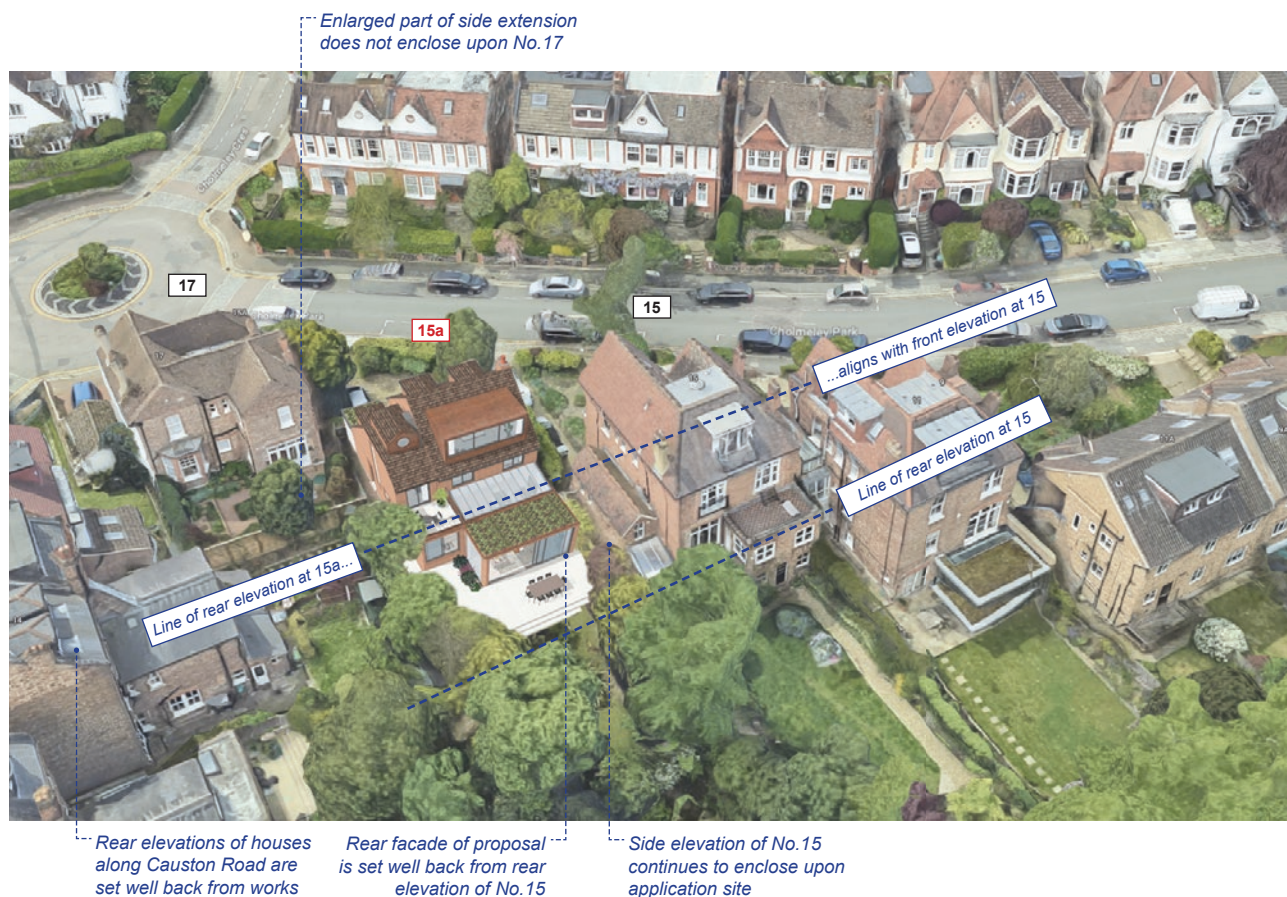
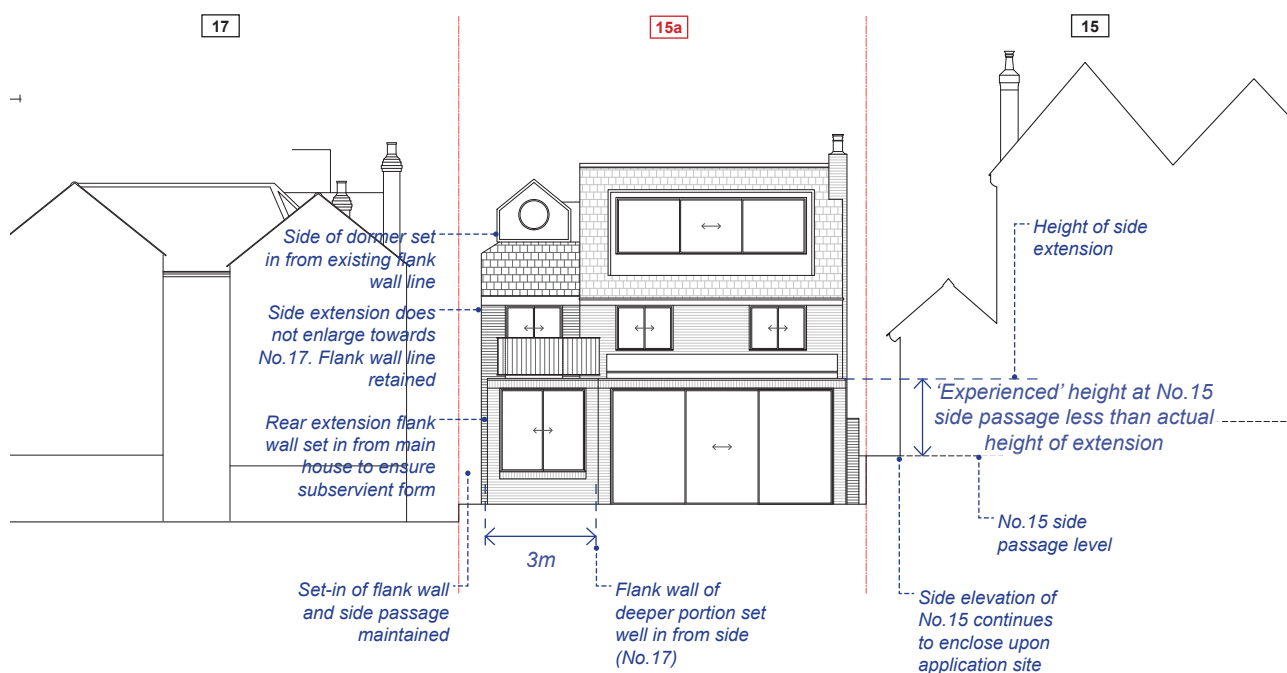


Fig. CGI of proposed showing relationship with neighbours

There are no side-facing windows or doors proposed relative to this boundary, and whilst rear-facing windows and doors have been altered, there are no new instances of overlooking proposed. The exposed end of the retained brick garden wall will continue to provide screening between the rear patio doors and the neighbouring site. The rear dormer roof extension has no impact on the amenity of No.15.

The site lies to the south-east of 15 Cholmeley Road, and therefore has potential to cast shadow, particularly in the morning. The staggering already discussed, and complete enclosure of the proposed rear extension flank wall by No.15's side elevation mean that this will only ever be onto the side alley, to which direct sunlight is arguably of little value. This is further mitigated by the lower level of the application site than its neighbour No.15.

Given the modest height of the rear extension, by afternoon and evening, the form of the original house will be the main cause of shadows, indeed likely overshadowing the rear extension itself. The bulk of the main house will increase slightly with the enlargement of the side extension, however it's modest scale and location on the other side of the site will significantly mitigate any overshadowing of No.15 to the point where it is arguably not noticeable. We therefore argue that the impact of the proposed works on No.15's enjoyment of daylight and sunlight will be minimal.



6.2 Impact on 17 Cholmeley Park

The only aspect of the proposed works in any real proximity to the house and amenity at the adjacent 17 Cholmeley Park is the enlargement of the side extension, and here, impacts on amenity are very minimal. The proposal does not extend closer to No.17, instead retaining the line of the side elevation and a clear side passage, and projecting slightly to the rear only. In any case, the existing rear elevation of the side extension already sits well beyond the rear boundary of No.17, so by virtue of its location any projection beyond this does not directly address No.17. The proposal involves very slightly raising the height of the existing flank wall beyond its current parapet level and the increase in enclosure from this aspect as a result of the proposal is very minimal.

Above the flank wall, the roof of the enlarged side extension is designed to mitigate any increase in enclosure onto neighbouring properties. As a hipped roof form, the addition naturally pitches away from the boundary with 17 Cholmeley Park. As described above, the front-to-back facing dormer on the enlarged side extension is aligned with the front-facing example below, meaning that its modest side elevation sits inbound of the flank wall within the extended roof pitches, and above this, the dormer's pitched roof again extends further away from the boundary. This stepped and pitched form reduces enclosure onto the adjacent No.17.

There are no side-facing windows at loft level, and the relocation and reorienting of the terrace from a side-facing loft level one to a rear-facing one on the roof of the ground floor rear extension improves the privacy of adjacent neighbours.

The side-facing windows in the enlarged side extension re-articulate two existing windows in this side elevation, and therefore does not constitute a new instance of overlooking from this aspect. The tall window admits light onto the new staircase, and as such does not offer views out from a frequently and long-term habitable space, further mitigating any potential loss of privacy. The two horizontal

Fig. Proposed rear elevation showing relationship with No.15 amenity (not to standard scale)

openings are at high level and therefore do not offer clear views out for overlooking. In any instance, all side-facing windows will be obscure glazed.

Like the enlarged portion of the side extension to the rear, both the ground floor rear extension and rear dormer roof extension sit well beyond the rear boundary of No.17, and in any case are set well away from it to the north-west, and therefore present no increase in enclosure or impact on amenity to No.17.

Being located entirely to the north of No.17, the application site and any development on it will not overshadow that neighbour's property or outdoor amenity, and have no impact on that neighbour's access to direct sunlight. The building at No.17 instead overshadows the application site. By reason of the mitigating measures outlined above, any increase in enclosure felt by this neighbouring property – and by extension any impact on its access to indirect light – as a result of the proposed development is negligible.

6.3 Impact on Properties Along Causton Road

Beyond the rear boundary of 17 Cholmeley Park outlined above, the rear gardens of properties on the north side of Causton Road lie perpendicular to, and their rear boundaries enclose upon, the south-eastern boundary of the application site. The generous gardens of these properties ensure a high degree of separation between the boundary and their rear elevations.

The rear part of the existing side extension's flank wall already encloses slightly upon the rear boundary of 16 Causton Road, albeit separated by the existing side passage. As mentioned, the proposed enlargement does not extend towards the boundary, with the additional volume being very modest and located entirely to the rear. Beyond this, the stepped and pitched form of the roof and dormer described above mitigates against any increase in enclosure. Furthermore, the retention of the side passage and the previously mentioned separation from the rear elevation of 16 Causton Road provided by its rear garden makes any sense of enclosure as a result of the proposed works negligible.

There are no side-facing windows at loft level, and the relocation and reorienting of the terrace from a side-facing loft level one to a rear-facing one on the roof of the ground floor rear extension improves the privacy of adjacent neighbours.

The side-facing windows in the enlarged side extension re-articulate two existing windows in this side elevation, and therefore does not constitute a new instance of overlooking from this aspect. The tall window admits light onto the new staircase, and as such does not offer views out from a frequently and long-term habitable space, further mitigating any potential loss of privacy. The two horizontal openings are at high level and therefore do not offer clear views out for overlooking. In any instance, all side-facing windows will be obscure glazed.

As described in part 4, the proposed ground floor rear extension is stepped in order to maintain usable side passage access to the rear garden, and to reduce the bulk of the volume along its depth. The portion of rear extension closest to the boundary with the Causton Road properties is modest and restricted in its depth, projecting only 2.7m beyond the main house's rear elevation, and still being separated from the boundary by the retained side passage to mitigate enclosure.

Beyond this, the 5.5m deep portion of the rear extension is set back from the boundary by a further 3m, making any sense of enclosure on this boundary, from this aspect of the proposed work, negligible. It is proposed to locate a fixed glazed panel in the Causton Road-facing flank wall of the 5.5m extension, but due to the fact that the existing rear extension already featured a large side-facing glazed door, this does not constitute a new instance of overlooking. Given the distance from the boundary due to the stepped nature outlined above, the significant further separation from the long gardens, and the fact that the window is located behind a boundary fence that will be retained or replaced to at least the same height, there is not expected to be any loss of privacy to properties along Causton Road.

Being located entirely to the north of these properties along Causton Road, the application site and any development on it will not overshadow that neighbour's property or outdoor amenity, and have no impact on that neighbour's access to direct sunlight. By reason of the mitigating measures outlined above, any increase in enclosure felt by these neighbouring properties – and by extension any impact on their access to indirect light – as a result of the proposed development is negligible.

· Due to staggering of sites and buildings along street, any potential overshadowing to No.15 by the proposed works is limited to the flank wall and side passage.



· Being to the south of the site, properties along Causton Road will not be overshadowed by the proposed works.

Fig. Sunpath diagram

7 ACCESS STATEMENT

Policy SP11 from the Local Plan Strategic Policies states that development should '*Seek the highest standards of access in all building and places*'. A key aspect of this project's brief was to improve access to and throughout the house, and a summary of this is outlined below.

Access to the site from the street remains unchanged and is via the existing gate. As mentioned, the existing garage is unsuitable for modern cars, so whilst it is proposed to convert this into habitable space and not provide a replacement, the site will retain ample off-street car parking space in the front garden.

Access into the house from the front garden is improved with the new front door, which reinstates a clear and generous entrance where the current one has slightly obscured by later development.

The existing side passage is retained to maintain a clear connection between the front and rear gardens. It is proposed to resurface and adjust the gradient to allow for better access. Likewise, there is improved access between the side passage and the house's interior via a new door in the side elevation.

Access between the house's interior and rear garden is improved with level access between the open-plan living area and patio, and a more generous less steep stair down into the sloped garden.

Access to the roof terrace is changed from being at loft level to first floor level, due to the relocation of the terrace.

Inside, access at the front of the ground floor would remain largely as existing, albeit with a more generous hallway. The various internal level changes have been consolidated into two clear zones; namely front and rear, with a generous stair connecting the two. Vertical circulation will be greatly improved by consolidating the two disconnected and narrow staircases into a single, generous, light-filled one that serves all floors. The first floor would remain split across two level, but with more a more generous hallway. The loft level will remain the same, but with improved access to the roof terrace.

8 HERITAGE STATEMENT

Policy SP12 of Haringey's Local Plan Strategic Policies informs that *'The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment'*. Policy DM9 of Haringey's Development Management DPD 2017 goes on to state that *'When considering the impact of proposals on the historic environment, the Council will have regard to...the desirability of securing a viable use for a heritage asset consistent with its conservation'*, and that in conservation areas *'...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'*. Further to this, the Highgate Conservation Area Character Appraisal and Management Plan 2013 and Highgate Neighbourhood Plan 2017 give specific guidance on how proposals might achieve these requirements. The design proposal outlined above seeks to conserve and enhance the site's special historic character, with due regard to the council's policy and guidance.

The Highgate Conservation Area Character Appraisal highlights the lack of clear uniformity along Cholmeley Park and adjacent streets, instead depicting a general historic character across the area that is restricted to building frontages within the streetscape. Whilst small groups of buildings may share commonalities of details and materials, there is little to no repetition of elevational compositions outside of paired or single instances of properties. Within this, 15a Cholmeley Park is a later and unique example of its style and appearance. As such, we consider the front of 15a Cholmeley Park to make an average contribution to the conservation area, and the rear, with its poor-quality existing extension, to make no real and significant contribution.

Whilst the majority of external changes proposed are to the rear, and therefore minimally visible (if at all) from the front, the front elevation of the enlarged side elevation will form part of the front composition, and therefore the conservation area. For this reason, as described in chapters 4 and 5, it is proposed to construct this as a continuation of the material and detailed appearance of the non-original but existing side extension, as has been supported elsewhere in the area, such as at 77 Cholmeley Crescent (HGY/2017/3181). Here we note that in correspondence relating to the side extension at this address attached to the original planning application, the Highgate Society commented that *'It seems sensitive to the existing building and we therefore find it acceptable'*. Furthermore, the modest scale of development here preserves the dominance of the main house and maintains the clear gap between the original buildings, thus conserving and enhancing the historic urban grain and streetscape.

The proposals to the rear of the existing house do not affect the character of the streetscape when viewed from the front, and being of the scale, appearance, and material detail outlined in chapters 4 and 5 are *'subordinate in scale to the original building, complement its character in terms of design, proportion, materials and detail...'* and *'...respect and preserve existing architectural features where these contribute to local character and appearance'*, as stipulated in the Highgate Neighbourhood Plan 2017. The extension is thus of a scale that conserves and enhances the historic character of the conservation area, whilst allowing the site to be brought to its optimal viable use.

To the rear, the materiality and detail language of sensitive contrast outlined in chapter 5 has been chosen to at once refer to the existing appearance of the site, as well as to establish a relationship of juxtaposition with regards to how it is finished within the new addition. This strategy allows for the addition to be read as sensitively distinct, thus securing the visual dominance of the original architecture and conserving and enhancing the special historic character of the conservation area. This strategy is widely supported by many conservation groups, including Historic England.

9 SUSTAINABILITY

Local and national policy supports development with a presumption in favour of sustainability, with Policy SP11 of the Council's Local Plan Strategic Policies 2017 stating that development shall '*Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques*'. Policy DM21: Sustainable Design, Layout and Construction of the Development Management DPD 2017 outlines similar requirements, and Haringey's Sustainable Design & Construction Supplementary Planning Document 2013 gives further advice on how to achieve this.

The refurbishment and reuse of existing housing stock not only tackles urban sprawl but also preserves the grain of the city.

Properties of this period are not energy efficient and generally poorly insulated, making the running of such houses ecologically unsustainable and expensive to prospective tenants. The proposal will include extensive upgrading of the property's insulation, heating, plumbing, lighting and electrics, which will greatly improve the energy efficiency of the house. This is explicitly supported by paragraph 4.35 of the Development Management DPD 2017.

The proposed work will comply with Part L (Conservation of Fuel and Power) of the Building Regulations.

The new walls and roof of the rear extension, enlarged side extension, and replacement rear dormer roof extension will be highly insulated to provide well performing U-Values, as is explicitly supported by paragraph 6.1.8 of the Local Plan Strategic Policies 2017. Furthermore, the glazed doors, windows and rooflights will be constructed of high-performance glass that will insulate the space, optimise daylight and reduce the need for artificial light. We note that in their report for a rear extension at 71 Cholmeley Crescent (HGY/2013/0809), the Delegated Officer noted that '*...a large rooflight will allow more light into the living area reducing the need for prolonged artificial light*', indicating the Council's support for this approach. Similarly, all new and replacement windows in the side and front elevations will be double glazed units, built to a much higher standard of insulation and airtightness than the originals, yet with matching appearance and proportions.

The new flat roofs of the garage and rear extension will be highly insulated, and in keeping with paragraph 6.1.14 of the Local Plan Strategic Policies 2017, it is proposed to create a planted green roof on each. Similarly, the modest scale of the rear extension allows for much of the substantial rear garden to be retained and landscaped. This will promote biodiversity in the immediate area.

9.1 Critical Drainage Area

The site is located in a Critical Drainage Area, and Policy DM26 of the Development Management DPD 2017 states that development within such areas will be required to '*incorporate measures to reduce the overall level of flood risk in the CDA*'. Here they include:

- The new green roofs over the existing garage space and rear ground level extension will attenuate water run off from the building.
- Like the existing gravel driveway with planted borders, the front garden surface will be retained, or made permeable if replaced, to aid surface water run off.
- At the rear, the patio will be laid to drain well to aid surface water run off, and the planted area will attenuate water run off.
- Beyond this, in the rest of the garden, the retention of a large area of soft landscaping will significantly aid site drainage.
- It is proposed to reuse the existing foul drainage connections into the main sewer, so there is no significant change to the existing condition.

10 CONCLUSION

In conclusion, this proposal seeks to demolish the current poor-quality ground floor extension, erect a single-storey, part-width rear extension, enlarge the existing non-original side extension, replace the existing poor-quality non-original rear dormer with a better quality one in a more considered location within the roofslope, replace existing windows in the front elevation with double-glazed units of matching appearance, and make changes to the fenestration in the side and rear elevations.

Through its scale, appearance, set-backs, and relationship with the existing building, we assert that the original house shall remain the dominant feature of the existing property, and that the new development shall be read as distinct and subordinate to the host building.

We believe that it has been demonstrated that a respectful relationship with its neighbours would be achieved, with modest heights, well considered depths, and sensitive fenestration resulting in no excessive enclosure upon boundaries, nor any increased overlooking or over shadowing.

The majority of the proposed works are to the rear and are therefore neither visible from any public vantage point, nor affect any feature outlined in the Conservation Area Appraisal. The high-quality design would greatly improve the viability of the house as a modern family dwelling. Where development is proposed that will be visible at the front – such as the enlargement of the existing side extension – it will be of a style an appearance to match the existing character, and of a scale to ensure its continued visual subservience to the original building. As shown in this document, this strategy is explicitly supported by local precedent.

In preserving and enhancing the character and appearance of the heritage asset within the Conservation Area, we consider the proposal to not be in overriding conflict with any of the policy already discussed, and we therefore ask that you determine this application favourably.

APPENDIX A: Extensive Directory of Local Planning Precedent

Part 3 highlight local instances of development similar to that proposed in this application. Whilst certain examples have been highlighted as particularly relevant, the following list outlines the planning information of projects shown on the diagrams in part 3, where this is available on the Council's planning database:

HGY/2017/0554 – Permission approved for 'Certificate of lawfulness for erection of rear conservatory extension' at 3 Cholmeley Park.

HGY/2012/2041 – Permission approved for 'Conversion of two flats into single dwelling house, erection of front, rear and side dormer windows including erection of single storey side extension with insertion of glazed patio doors to rear' at 3 Cholmeley Park.

HGY/1997/0215 – Permission approved for 'Infilling of valley between pitched roofs and installation of velux windows to front and rear elevations' at 6 Cholmeley Park.

HGY/2014/0936 – Permission approved for 'Construction of a new rear glazed extension' at 11 Cholmeley Park.

OLD/1989/0269 – Permission approved for '22/2/89 Conversion into 2 self-contained maisonette including extensions to roof to create 4 dormer windows and mansard' at 11 Cholmeley Park.

OLD/1984/0205 – Permission approved for '8/10/84 Erection of dormer window in correction with the use of the roof space to extend the existing flat' at 21 Cholmeley Park.

HGY/1996/0036 – Permission approved for 'Erection of ground floor rear extension and associated timber deck and soft landscaping scheme' at 25 Cholmeley Park.

HGY/1998/0419 – Permission approved for 'Infilling of rear roof valley, conservation style velux windows to facilitate bedroom with ensuite bathroom and erection of 3 velux windows to rear elevation' at 26 Cholmeley Park.

HGY/1998/0254 – Permission approved for 'Erection of rear ground floor conservatory (amended scheme) at 28 Cholmeley Park.

OLD/1971/0122 – Permission approved for 'Formation of storage and studio spare in roof' at 28 Cholmeley Park.

HGY/2016/1972 – Permission approved for 'Demolition of rear existing part-width single storey extension and the erection of a full width brick, highly glazed single storey extension' at 30 Cholmeley Park.

HGY/1996/1551 – Permission approved for 'Infilling of valley between front and rear double-pitched roof installation of 2 velux windows to front elevation and 2 velux windows to provide flat roofed extension and rear elevation' at 30 Cholmeley Park.

HGY/2016/0390 – Permission approved for 'Erection of rear ground floor extension and removal of rear bathroom' at 32 Cholmeley Park.

HGY/1999/0588 – Permission approved for 'Erection of single storey rear extension to be 5.2 metres wide X 1.4 metres deep with pitched roof over and to link into existing rear additions pitched roof' at 32 Cholmeley Park.

HGY/2010/2111 – Permission approved for 'Construction of ground floor and basement rear extension, erection of front and rear dormers, increase in height of rear flank parapet at roof level and installation of three AC condensers' at 33 Cholmeley Park.

HGY/2022/1034 – Permission approved for 'Conversion of the existing garage into a living room with a new flat skylight and raising its roof with an offset from the street side, new windows and doors at lower ground floor level. Re-aligning the existing rear extension on south and east walls. The change of existing French doors into aluminium bi-folding doors and the division of a window at ground floor level. The creation of a terrace at first floor with a flat skylight, the change of the corridor window to the terrace into French door at first floor. The enlargement of existing rear new dormer, installation of PV panels and a flat skylight at the roof level. New gates on existing openings at street level' at 34 Cholmeley Park.

HGY/2015/3108 – Permission approved for 'Replacement of existing rear extension, enlargement of existing rear dormer new front dormer to match adjacent property' at 35 Cholmeley Park.

HGY/2021/0140 – Permission approved for 'Convert property from two flats back into a use as a single dwelling with reinstatement of the original entrance arrangement, entailing the demolition of the section of the ground floor facade fronting the entrance hall comprising two entrance doors and the construction of a new entrance facade comprising a single entrance door with adjacent window to match the adjacent property' at 36 Cholmeley Park.

HGY/2001/0766 – Permission approved for Erection of a single storey rear extension' at 36 Cholmeley Park.

OLD/1985/0193 – Permission approved for '18/7/85 Erection of front & rear dormer window' at 36 Cholmeley Park.

OLD/1986/0170 – Permission approved for 'Installation of new dormer window and partitioning of existing roof space room (section 53 Determination)' at 37 Cholmeley Park.

HGY/2022/33 – Permission approved for 'Demolition of existing rear extension and erection of a new ground floor rear extension, and alterations to side fenestrations with associated works' at 38 Cholmeley Park.

HGY/2004/1989 – Permission approved for 'Excavation to basement at rear of property and erection of a two storey extension at ground and lower ground floor level. Alteration to elevations and fenestration, including raising front entrance path to eliminate steps and extension of footpath railing at front of house' at 39 Cholmeley Park.

HGY/2014/1408 – Permission approved for 'Erection of a side extension' at 44 Cholmeley Park.

HGY/2010/0971 – Permission approved for 'Erection of rear ground floor extension, rear first floor roof terrace and side ground floor canopy for bike storage' at 44 Cholmeley Park.

HGY/2015/3790 – Permission approved for 'Erection of ground floor rear extension with associated works (householder application)' at 46 Cholmeley Park.

HGY/2007/1267 – Permission approved for 'Erection of two storey side extension and new staircase to rear façade with second floor roof extension' at 46 Cholmeley Park.

HGY/1990/0208 – Permission approved for 'Conversion into two self-contained flats (1 x 4 bed and 1 x 2 bed) including roof extension involving dormer windows to front, side and rear elevations' at 47 Cholmeley Park.

HGY/1993/0850 – Permission approved for 'Erection of front and rear dormer windows and installation of window in front gable' at 49 Cholmeley Park.

HGY/2000/1699 – Permission approved for 'Addition of single storey conservatory to rear of existing dwelling' at 51 Cholmeley Park.

HGY/1998/0848 – Permission approved for 'Erection of rear dormer window to replace existing velux window' at 51 Cholmeley Park.

Cholmeley Crescent:

HGY/2008/1952 – Permission approved for 'Erection of single storey rear infill extension' at 2 Cholmeley Crescent.

HGY/1998/1419 – Permission approved for 'Erection of rear dormer window to facilitate habitable room in roofspace' at 2 Cholmeley Crescent.

HGY/2016/3146 – Permission approved for 'The removal of existing front and side dormers and extending of existing ridge towards flank wall, to form half hipped-gable roof. Repositioning of rear dormer and addition of 3 No. conservation roof lights to front roof plane and 1 No. conservation roof light to flank gable. Additional window to flank wall elevation at second floor level' at 3 Cholmeley Crescent.

HGY/2016/2597 – Permission approved for 'Proposed demolition of existing rear conservatory. Proposed full width extension to rear ground floor level. Remodelling of 3 existing dormer windows to front, side & rear elevations and the addition of 2 no conservation roof lights to the side elevation' at 3 Cholmeley Crescent.

HGY/2008/1396 – Permission approved for 'Erection of single storey rear extension, conversion of garage into study room including replacement of garage door with new window to front elevation, replacement of existing windows with new double-glazed metal framed windows, insertion of two new rooflights to existing roof extension, installation of 2 solar panels and internal alterations' at 4 Cholmeley Crescent.

HGY/2018/0952 – Permission approved for 'Erection of a lower ground floor and upper ground rear extension and side extension, remodelling of top floor extension, replacement doors and windows and render façade in white paint' at 7 Cholmeley Crescent.

OLD/1986/0167 – Permission approved for '5/8/86 Conversion of loft, installation of new dormer to side and rear, erection of canopy to front and addition of glazed roofs to existing kitchen and conservatory' at 10 Cholmeley Crescent.

HGY/1992/0725 – Permission approved for 'Erection of rear conservatory' at 13 Cholmeley Crescent.

HGY/2020/1316 – Permission approved for 'Construction of single storey rear extension and fenestration alterations to front and rear. Replacement rear dormer and construction of side dormer roof extensions' at 14 Cholmeley Crescent.

HGY/2015/3124 – Permission approved for 'Erection of ground floor rear extension, rear dormer, removal of garage door and installation of new window, replacement of PVC windows with timber to match originals, and alterations to front steps and garden' at 17 Cholmeley Crescent.

HGY/2002/0146 – Permission approved for 'Erection of dormer window to rear roof slope' at 18 Cholmeley Crescent.

HGY/1997/1397 – Permission approved for 'Erection of ground floor rear extension and installation of ground floor window to flank elevation' at 18 Cholmeley Crescent.

HGY/2011/2139 – Permission approved for 'Erection of single storey rear extension' at 19 Cholmeley Crescent.

HGY/2023/0096 – Permission approved for 'Replacement of rear extension with one of similar size' at 20 Cholmeley Crescent.

HGY/2016/2241 – Permission approved for 'Construction of new front dormer window' at 21 Cholmeley Crescent.

HGY/2016/0572 – Permission approved for 'Re-glazing of rear first floor windows, insertion of ground floor sliding aluminium full height windows and construction of side extension with glass roof. Insertion of conservation style velux to the front elevation' at 21 Cholmeley Crescent.

HGY/2014/0505 – Permission approved for 'Formation of rear and side dormers with rooflights to front roof' at 21 Cholmeley Crescent.

HGY/2013/2163 – Permission approved for 'Erection of rear ground floor extension' at 23 Cholmeley Crescent.

HGY/2016/2372 – Permission approved for 'Demolition of air raid shelter and lean-to structure in side passage and construction of new single-storey side enclosure with minor alterations to side and rear elevations' at 25 Cholmeley Crescent.

HGY/2001/0560 – Permission approved for 'Erection of rear and side dormer extension to provide additional habitable room in roof space and installation of rear and side windows at roof level' at 25 Cholmeley Crescent.

HGY/2016/0479 – Permission approved for 'Formation of front dormer to roof slope' at 26 Cholmeley Crescent.

HGY/2016/0306 – Permission approved for 'Erection of ground and lower ground floor extension, rear dormer to roof slope, and changes to windows' at 26 Cholmeley Crescent.

HGY/1999/0710 – Permission approved for 'Erection of rear and side dormer windows' at 27 Cholmeley Crescent.

HGY/2017/1239 – Permission approved for 'Erection of side dormer extension, enlargement of existing rear dormer and front rooflight' at 28 Cholmeley Crescent.

HGY/2017/1238 – Permission approved for 'Erection of a single storey rear extension with associated balustrade; increasing footprint and level of excavation of existing basement and associated lightwell; and installation of steps from the rear lightwell up to the rear garden' at 28 Cholmeley Crescent.

HGY/2016/2854 – Permission approved for 'Erection of a replacement single storey rear extension with crittal windows, new rear timber windows at first floor level, the enlargement of the basement and the associated construction of a lightwell/staircase at the rear' at 28 Cholmeley Crescent.

HGY/2016/1849 – Permission approved for 'Erection of side dormer extension and alteration to existing rear dormer, new timber framed windows to front elevation' at 28 Cholmeley Crescent.

HGY/2004/2016 – Permission approved for 'Erection of two storey rear extension at ground floor and lower ground floor level' (Permitted Development) at 30 Cholmeley Crescent.

HGY/2003/1739 – Permission approved for 'Erection of front dormer roof window, roof extension to side and rear roof dormer with a balcony rail' at 30 Cholmeley Crescent.

HGY/2021/2825 – Permission approved for 'Internal alterations, dormer extension, new windows and new external door' at 31 Cholmeley Crescent.

HGY/2006/1516 – Permission approved for 'Erection of single storey rear extension' at 31 Cholmeley Crescent.

HGY/2020/0818 – Permission approved for 'Demolition of existing rear glass conservatory and existing garage. Construct new flat roof rear extension and garage. Form three dormer windows to front, side and rear roofslopes. Remove side spiral external staircase' at 32 Cholmeley Crescent.

HGY/2021/2805 – Permission approved for 'Construction of a single storey rear extension' at 34 Cholmeley Crescent.

HGY/2017/1105 – Permission approved for 'Roof extension involving front, side and rear dormer roof extensions and new front and rear velux rooflights to facilitate a loft conversion' at 34 Cholmeley Crescent.

HGY/2010/0706 – Permission approved for 'Erection of front dormer window' at 35 Cholmeley Crescent.

HGY/2020/2593 – Permission approved for 'Erection of single storey rear extension and associated replacement raised patio; alterations to and replacement of windows and doors; replacement of existing roof covering; demolition of existing rear garden outbuilding and erection of replacement outbuilding to rear of garden with installation of AC unit (in acoustic housing) within; erection of bin store in front garden' at 36 Cholmeley Crescent.

HGY/2001/1827 – Permission approved for – 'Erection of side and rear dormer windows and six velux windows in front, side and rear roof elevations to facilitate loft conversion. Front and rear extension to garage. Alterations to the roof of existing side garage' at 37 Cholmeley Crescent.

HGY/2020/0078 – Permission approved for 'Replacement of the existing rear dormer with a new dormer. Formation of a new side dormer. Erection of new single storey rear extension. Installation of rooflights to front and rear pitches. Alterations to side elevation windows and insertion of new side door. Lowering of some areas of the basement floor, to match current lowest floor level. Demolition of existing shed in rear garden and construction of two new timber outbuildings with courtyard between. Installation of AC condenser in acoustic enclosure to the rear of rear garden (class use C3)' at 38 Cholmeley Crescent.

HGY/2022/0184 – Permission approved for 'Alterations to front elevation and relocation of front door' at 39 Cholmeley Crescent.

HGY/2021/0310 – Permission approved for – 'Construction of ground floor side and rear extensions and dormer window and associated landscaping alterations including conversion of garage into habitable space and increase in height of part of main roof' at 39 Cholmeley Crescent.

HGY/2002/0127 – Permission approved for 'Erection of two storey rear extension with roof carried over and other alterations' at 39 Cholmeley Crescent.

HGY/2020/2754 – Permission approved for 'Construction of single storey rear extension, replacement of single glazed timber framed windows with matching design timber framed windows, alterations to side elevation windows, installation of new door to left hand elevation and infilling of existing door opening. Forming lowered floor level to basement, construction of one new timber outbuilding, installation of air conditioning condenser and acoustic enclosure to rear of rear garden' at 40 Cholmeley Crescent.

HGY/1994/0763 – Permission approved for 'Renewal of existing dormer windows and erection of enlarged dormer windows and installation of velux windows to front and flank elevations and windows to side wall of side dormer' at 40 Cholmeley Crescent.

HGY/1993/1426 – Permission approved for 'Erection of dormer window to front elevation, extension of existing dormer to rear elevation and installation of velux window to front elevation to provide additional bedroom' at 41 Cholmeley Crescent.

HGY/2019/1159 – Permission approved for 'Erection of single storey rear extension' at 42 Cholmeley Crescent.

HGY/1991/0220 – Permission approved for 'Formation of roof extension to provide additional bedroom,wc, and dressing room involving removal of hipped end to roof and replacement by gable end' at 42 Cholmeley Crescent.

HGY/2013/0134 – Permission approved for 'Erection of single storey rear extension' at 43 Cholmeley Crescent.

HGY/2005/0815 – Permission approved for 'Erection of dormer windows to front, side and rear elevations' at 43 Cholmeley Crescent.

HGY/2019/2467 – Permission approved for 'Construction of a single storey rear extension including alterations to an existing ground floor window on the flank elevation' at 44 Cholmeley Crescent.

HGY/2016/4102 – Permission approved for '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' at 45 Cholmeley Crescent.

HGY/2016/3226 – Permission approved for 'Introduction of new rooflights over the new loft conversion & stairwell, 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' at 45 Cholmeley Crescent.

HGY/2022/1922 – Permission approved for 'Demolition of rear conservatory and erection of ground floor rear extension' at 46 Cholmeley Crescent.

HGY/1989/0972 – Permission approved for 'Loft conversion including front, side and rear dormers' at 46 Cholmeley Crescent.

HGY/2007/1790 – Permission approved for 'Alterations to front dormer window' at 47 Cholmeley Crescent.

HGY/2012/1919 – Permission approved for 'Enlarge the existing dormers to the rear and side together with constructing a new dormer window to the front. In addition it is proposed to enlarge the existing side extension by 1.5m to the front' at 48 Cholmeley Crescent.

HGY/2001/1223 – Permission approved for 'Demolition of existing garage and construction of single storey side extension and basement. Erection of a rear conservatory, enlargement of 1 no. dormer window to rear roof and construction of new dormer window to front roofslope' at 48 Cholmeley Crescent.

HGY/2009/1205 – Permission approved for 'Extension of dormer windows to side, front and rear elevations, and replacement of existing side extension with new enlarged side extension' at 49 Cholmeley Crescent.

HGY/1992/0900 – Permission approved for 'Installation of three dormer windows one front, one side, one rear in order to facilitate loft space conversion to provide additional two bedrooms and bathroom' at 50 Cholmeley Crescent.

HGY/2020/0072 – Permission approved for 'Erection of rear and side extension with three rooflight, three dormers to front, side and rear roof slopes and associated alterations' at 51 Cholmeley Crescent.

HGY/2004/2149 – Permission approved for 'Erection of a single storey rear conservatory extension' at 52 Cholmeley Crescent.

HGY/1997/1030 – Permission approved for 'Conversion of roofspace into habitable accommodation involving erection of dormer window to flank elevation' at 52 Cholmeley Crescent.

HGY/2021/3284 – Permission approved for – 'Enlargement of front and rear dormer windows and formation of new side dormer window' at 53 Cholmeley Crescent.

HGY/2003/1830 – Permission approved for 'Erection of rear conservatory with alterations to form enclosed porch' at 54 Cholmeley Crescent.

HGY/2012/2374 – Permission approved for 'Erection of rear ground floor extension including alteration to the garden' at 57 Cholmeley Crescent.

HGY/2005/0267 – Permission approved for 'Erection of extension at rear first floor level and reduction in height of roof to studio' at 57 Cholmeley Crescent.

HGY/2017/3001 – Permission approved for 'Side and rear roof extensions; installation of 2 x front rooflights; part two storey, part single storey rear extension' at 59 Cholmeley Crescent.

HGY/1994/0101 – Permission approved for 'Erection of ground floor rear extension' at 61 Cholmeley Crescent.

HGY/2013/2649 – Permission approved for 'Erection of single storey rear extension and a loft conversion to the front section of roof to include a new dormer (Householder Application)(amended plan)' at 63 Cholmeley Crescent.

HGY/2022/0189 – Permission approved for 'The work consists of remodelling the existing rear ground floor extension with a flat roof and the introduction of a rounded corner feature with a slot window, two glazed sliding doors and two roof lights' at 81 Cholmeley Crescent.

HGY/2021/0833 – Permission approved for 'Construction of roof extensions including infill roof extension and rear dormer to facilitate a loft conversion' at 81 Cholmeley Crescent.

Causton Road:

HGY/2016/2636 – Permission approved for 'Erection of a single-storey side extension at ground floor level' at 2 Causton Road.

HGY/2014/1999 – Permission approved for 'Dormer loft extension, new rooflights and addition of two windows to side elevation' at 2 Causton Road.

HGY/1992/1143 – Permission approved for 'Retention of rear and side dormer windows' at 3 Causton Road.

HGY/2011/1661 – Permission approved for 'Erection of front / rear dormer, erection of single storey rear extension, insertion of four obscured glass windows on the side of property, insertion of rooflights and replacement of rear windows with glazed doors' at 6 Causton Road.

HGY/2005/0074 – Permission approved for 'Erection of rear dormer window' at 6 Causton Road.

HGY/2004/2396 – Permission approved for 'Erection of front dormer window' at 6 Causton Road.

HGY/2011/1394 – Permission approved for 'Erection of a rear dormer and insertion of 3 x rooflights to front roofslope' at 8 Causton Road.

HGY/2010/1563 – Permission approved for 'Demolition of existing 2 single storey rear extensions and erection of single storey rear extension' at 12 Causton Road.

OLD/1989/0232 – Permission approved for '25/8/88 Roof extension consisting of dormer windows to front and rear to provide additional habitable accommodation' at 14 Causton Road.

OLD/1971/0103 – Permission approved for 'Formation of dormer window + 4self-contained flats' at 16 Causton Road.

HGY/2010/1330 – Permission approved for 'Erection of side and rear dormer windows with insertion of 2 rooflights to front roofslope to facilitate a loft conversion. Internal alterations including new stair from first floor to loft' at 18 Causton Road.

Southwood Lawn Road:

HGY/2016/1175 – Permission approved for 'Partial demolition/remodelling to rear/side elevation of the existing two storey projection with lower ground floor extending under part of the original house with associated access to the rear garden: new conservation type roof light to western roof plane' at 3 Southwood Lawn Road.