

**GAIL WALDMAN
48 CROMWELL AVENUE
HIGHGATE
LONDON N6 5HL**

2 March 2026

Haringey Planning Department

By email to: Adam Silverwood, James Argles, HCAAC

Dear Adam.

HGY/2026/0337 Elm Court, Cholmeley Park, N6 5EJ

I am only aware of this application from the Highgate Conservation Area Advisory Committee's last agenda. I have not received notification of it. You will see that I have a shared boundary with Elm Court which I look at from all my rear windows from where these photos are taken.





This photo shows the wider setting of Elm Court with Winchester Place behind.

My personal objection will only deal with surface water and ground water. I will rely on Highgate Conservation Area Advisory Committee to deal with the impact of this proposal on Highgate Conservation Area. However, I am concerned about noise from the proposed balconies being reflected off what is a surrounding wall of terraced and semi-detached houses.

There is a fall from the NE corner of Elm Court (left hand as seen from this photo) to my back fence from 101.58 AOD down to 97.32AOD, a difference of 4.26m vertically. There is a further drop from my rear boundary to the main rear wall of my house of about 3m; and another 3m down to street level. This is a change in level from the NE corner of Elm Court to the Cromwell Avenue pavement outside my house of over 10m.

I would stress the importance of obtaining better and fuller information from the applicant regarding my concerns set out below as soon as possible as follows:

- Boreholes in positions to be agreed by yourselves and possibly with input from neighbours
- Precise location of change from Bagshot Sands to clay. Clay is impervious

- Location(s) of aquifers
- Are there any springs on the site or in the locality?
- The site falls to the east, in other words, it is in the River Lee catchment. The Moselle River rises close by in Cholmeley Park but all the rainwater and ground water is finding paths from the watershed in Highgate down to the Lee valley.
- full information of the locations of their existing surface water drainage and condition. Dotted lines which peter out are not satisfactory.
- The applicant also shows dotted drainage lines along the backs of our properties which belong to Elm Court's neighbours, not to Elm Court. Although not stated because a thorough investigation of Elm Court's drains has not been undertaken from the little that is known it appears that Elm Court proposed to run the 'rain garden' water into drains belonging to neighbours. The impact on our drains needs to be properly assessed and to our satisfaction, if we were to allow it at all, to reduce the flooding risk in Causton Road. That risk simply cannot be moved onto Cromwell Avenue properties.
- From recent planning applications across Highgate, we know that maintenance of such drains is sketchy if not entirely ignored. The 'rain gardens' will also require very regular maintenance which cannot be assured through a planning application.

If an application for demolishing the garages and building houses there, the attenuation and risk to neighbours' drains would be magnified.

Kind regards,

Gail Waldman

Gail Waldman