

HCAAC objection to [HGY/2026/0337](#) Elm Court, Cholmeley Park, N6 5EJ

Construction of basement and mansard roof extension to create 4 additional flats (use class C3: 2 x 2 bed & 1X 1 bed & 1 x 3 bed) with associated amenity space, landscaping, lightwells, and cycle storage. Internal Reconfiguration of the existing building.

Highgate Conservation Area Advisory Committee objects to this application for the following reasons:

1. We support the concerns about rainwater and ground water expressed by Gail Waldman in her objection. The land slopes steeply down from this building towards Cromwell Avenue and Archway Road, resulting in potential waterlogging and flooding for buildings and gardens at a lower level. Boreholes should be dug and a thorough investigation undertaken.

2. Compliance with the GLA requirements for External Amenity Space

The external amenity space required by the GLA are as follows:

(See [Housing Design Standards LPG](#))

C10.1 Provide a minimum of one 5m² of step-free private outside space for homes with one or two bedspaces, with a minimum depth and width of 1.5m. An extra 1m² should be provided for every additional bedspace. [All]

Note 1: For functional and accessible reasons, the minimum area must be a polygon with at least four sides. Triangular and irregular-shaped balconies will need to be larger than the minimum area to achieve this requirement.

Note 2: Where inset balconies are provided, the depth should be less than the external facing side to ensure the space is experienced as outside space and that adequate daylight and sunlight can reach the room behind.

C10.3 Balconies should be accessed via the main sitting area or kitchen/dining room unless the specific circumstances make this impractical. Consider the need for privacy and/or shade on balconies (ideally adjustable sliding screens or retractable awnings).

The GLA requirement for a 4 bed space flat is 7sqm. At roof level there are balconies on the rear elevation off the Kitchen/Dining/Living rooms. They are shown on the drawings to be 2.7 sqm, well short of the required 7sqm. However, these balconies are semi-recessed and so the effective area is even less at 1.35sqm.

Small balconies are shown on the front elevation off the bedrooms. These are also semi-recessed so again the effective area is only 2.25sqm but balconies off the bedrooms are only allowable if the specific circumstances make access to a balcony off the Kitchen/Dining/Living rooms impractical.

It appears the top floor flats do not meet the GLA amenity space requirements.

3. Mansards

Windows within Mansard roofs would normally follow the hierarchy of smaller windows than the windows below. Mansard roofs would generally be designed to be seen from street level. The elevation as proposed fails to meet these two tests.

It seems to be unlikely that the roofs or mansards would be seen from the street or from the rear, leaving a very different impact on the Highgate Conservation Area.

Current roof, for reference:





Images taken from Google Streetview.

4. Trees

An application was made previously to remove trees from the site: [HGY/2023/2267](#). It was believed that these tree removals might relate to planned development works on site. Neighbours have again raised these concerns in relation to this application.

Haringey's tree officer visited the site and did not object to the felling of a magnolia and pear tree for the reasons given in their report on [HGY/2023/2267](#), but the applicant was required to plant replacement trees. We would like to know whether the replacements have been planted and if they have survived. If not, they should be replaced again.

All trees on site, including the limes beside the driveway, should be protected both from the building work and from clearance preparatory to this or any future development applications.

5. Neighbours' amenity - notification.

We have been contacted by a resident of a neighbouring property who only found out about this application yesterday (12th March 2026). Other objections submitted online suggest similar problems, including one apparently listed as an official consultee.

Sufficient time should be allowed for all interested parties to respond to this application.

The resident who emailed us was concerned about intrusive windows and terraces only a few feet from the bedroom windows of flats facing the proposed development, particularly those proposed for the lower ground floor level.

Haringey's website shows objections from various neighbours for similar and other reasons.

The overlooking, noise, light pollution etc described would clearly be contrary to neighbours' amenity as defined in DM1 of Haringey Development Management DPD (2017).

Summary

For all of the above reasons HCAAC believes this application should be refused.