

Highgate CAAC objection to HGY/2026/0299 Dowding House, Hillcrest, N6 4HD

Prior notification: Development by telecoms operators

The proposal is for the installation of new steelwork on the roof level to accommodate 10 no. antennas and 2 no. transmissions dishes;, and installation of 9 no. equipment cabinets and ancillary development thereto.

Highgate CAAC objects to this application for a number of reasons, as detailed below.

1. The Hillcrest Estate is in Highgate Conservation Area (HCA) and forms part of the setting of Grade 1 listed Highpoint and other locally and nationally listed buildings.

The roof of Dowding House is clearly visible from various street level vantage points within the HCA, not least from outside a nearby building where permission has been granted very recently for upgrades of similar arrays of telecom masts (see section 2, below).



Dowding House viewed from the junction of Jackson's Lane and Southwood Lawn Road, with Bank Point Cottage (Grade: II, List Entry Number: 1189054) and its garden walls (Grade: II, List Entry Number: 1358859) in the foreground.



Dowding House viewed from the entrance to Southwood Park, Southwood Lawn Road, where permission was recently granted for significant upgrades to telecoms equipment (HGY/2026/0531).

Being at the top of a steep hill, the roof of Dowding House is also clearly visible from across a wide area of Haringey to the south and east.

As “*HR0003 - Supplementary Information document*” points out, the proposed tall telecoms towers are designed to protrude above the treeline. Contrary to the impression given in that document, however, they would be clearly visible across a wide area, including from street level in nearby streets within the conservation area.

The Highgate Conservation Area Character Appraisal and Management Plan (2013) is relevant, as is the more recent Highgate Neighbourhood Plan (2017) which now forms part of the development plan framework for the area. Of key relevance is policy DH1.

There may also be emerging policy on telecoms masts in the draft Haringey Local Plan.

Highgate CAAC believes the proposals would damage the character of Highgate Conservation Area and the setting of nearby listed buildings, and thereby harm the HCA.

2. We question the need for this new array of very tall communications masts.

At its closest point Dowding House is less than 100m from Southwood Park, where permission was granted for an upgrade to telecoms equipment on that building only three weeks ago, on 26/2/2026: HGY/2026/0531, unfortunately without any consultation with

neighbours, local groups etc. According to the site plan given for HGY/2026/0531, the two arrays would be only about 150m apart, yet this application argues that they need 4 very tall masts to cover all mobile operators. This seems unconvincing.

Southwood Park and Dowding House are so close that both can be seen from the same spot in various locations between the two, e.g.:



There is also telecoms equipment on top of Alexander House, Hillcrest Estate:



Telecoms equipment on Alexander House, viewed from North Road and from Hillcrest Estate

Given the large amount of telecoms equipment on tall buildings in the immediate area, such as the two examples above, Highgate CAAC questions whether there is an established need for, or significant public benefit from such an extensive array of new telecoms equipment on Dowding House, or indeed, for any new equipment at all.

3. There clearly are precedents for refusing excessive upgrades and new installations, for instance the refusal of HGY/2024/2741 for installation of a telecommunications base station at High Sheldon, Sheldon Avenue on 31/3/2025, and of other telecoms applications in prominent positions in Haringey, Islington and Camden over recent years.

Some of the objections to HGY/2024/2741 made by Highgate CAAC and others, and the analysis in the case officer's report for that refused application will also apply to application HY/2026/0299.

4. As some of the other objections to this scheme observe, neighbours' amenity should not be damaged, whether through noise, overlooking during maintenance or other issues - Haringey Development Management DPD (2017) policy DM1.

There are many such neighbours on the Hillcrest Estate to take into account.



Dowding House (centre) surrounded by some of the other blocks on the Hillcrest Estate.

Summary

Highgate CAAC believes these proposals will cause harm to Highgate Conservation Area and other nearby heritage assets, and to neighbouring residents' amenity, and that little if any offsetting public benefit has been established.

This application should be refused.