

Planning Application.
HGY/2026/0337
Application Type
Full planning permission
At Elm Court, 53a, Cholmeley Park, London, N6 5EJ

Comments - Jennie Muskett - I live at 53 Cholmeley Park, extremely close and overlooked by 53A, Elm Court. (See photos)

Further to my initial objection, which I was compelled to submit with only one day's notice owing to the failure to notify neighbouring residents, I write to set out my concerns more fully.

I repeat my request that all residents on the notification list be properly notified of this application and that the deadlines for consultation and determination be deferred accordingly, to allow those affected a fair and proper opportunity to comment. Article 15 of the Development Management Procedure Order requires local planning authorities to undertake a formal period of public consultation, normally allowing not less than 21 days for representations, and that standard does not appear to have been met here.

For the avoidance of doubt, I do not object in principle to the proposal to create flats within the roof space of Elm Court, as I do not believe that element of the scheme would be detrimental to the neighbourhood.

My objection relates to the proposal to introduce flats at lower-ground level beneath the existing ground-floor flats. In my view, this part of the development conflicts with the NPPF and Haringey Policies DM1 and DM12 because it fails to safeguard the amenity of neighbouring residents. The proposed windows and patios would be unacceptably close to the bedroom and living room windows of No. 53 Cholmeley Park, giving rise to overlooking, loss of privacy, increased noise and disturbance, light spill, and an overbearing sense of enclosure. The proposal does not, in my view, achieve the required high standard of privacy and amenity for either neighbouring residents or future occupiers.

The enclosed nature of this space already causes sound to travel upwards towards my home, and the introduction of patios and additional residential activity at this level would significantly worsen the existing acoustic problem. Even small sounds in this area are channelled and amplified by the tall enclosing walls and can be heard with extraordinary clarity from my bedroom and living room windows. In addition, the likely effects of vibration, noise, fumes, odour, light pollution and microclimatic conditions do not appear to have been properly addressed. The attached photographs illustrate the exceptionally close relationship between the proposed patios and windows and the existing windows of No. 53 Cholmeley Park, both at ground floor level bedrooms and bedrooms and living rooms directly above.

More broadly, the intensity of development proposed in such a confined space would be out of keeping with the character and scale of the area.

I also wish to raise concern about any further development of the garden and open space behind Elm Court, including the possible construction of flats above the existing garages. This space makes an important contribution to the character of the area, providing openness, greenery and wildlife habitat for residents of both Winchester Place and Cholmeley Park, and in my view it should be protected from further development. If the Council is minded to grant permission for any element of this application, I respectfully request that it makes clear that such consent does not imply support for further development within this open area.

This open space should be safeguarded now, rather than left vulnerable to incremental development in the future.

I respectfully ask that these concerns be fully considered before any decision is made.

Yours sincerely

Jennie Muskett



View of Elm Court from raised ground floor living room window (proposed patio area.)



View of Elm Court from window of ground floor 53 Cholmeley Park.



Above; View of Elm Court proposed patio area directly below main bedroom at 53 Cholmeley Park.
Right; View from upper floor main living room.





Elm Court to the left, and the window of ground floor 53 Cholmeley Park to the right



Illustrating the already close proximity between Elm Court and the bedroom windows of 53 Cholmeley Park at ground floor level and raised ground floor level. This also illustrates the parallel vertical walls which create vertical amplification of sound.