

HGY/2026/0554: 61 Cholmeley Crescent: Front dormer and expansion of side and rear dormers

Highgate Conservation Area Advisory Committee (HCAAC) objects to this application in the strongest possible terms because the proposal would cause harm to the Highgate Conservation Area for the reasons set out below:

1. Whilst we acknowledge that a few inappropriately designed dormers have been built during the life of the last Local Plan (2017 – 2026) there is now an emerging Local Plan. “18.151 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape” and “Built heritage: 16.20 Proposals should preserve and enhance the established positive character of Highgate’s historic streets and landscapes through:
 - ◇ preserving and enhancing Highgate’s characterful and attractive urban terraces;
 - ◇ working with the existing sloping terrain wherever possible, embracing Highgate’s topography as an important characteristic of the area.
 - ◇ preserving the established positive rhythm of green, residential streets with gaps between houses, where this exists, protecting the sense of openness and views through to private gardens. New front garden walls and hedges should be of modest height, consistent with neighbouring properties and street character;”
2. Local Plan 2017 – 2026 states “ 3.16 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.
3. During the life of the earlier local plan a few oversized have been approved over time but poor design should be recognised and should not set a precedent going forward. Front dormers do not form the character of Cholmeley Crescent.
4. The application cited as a precedent at 63 Cholmeley Crescent (HGY/2013/2649) predated the 2017 – 2026 Local Plan and, as acknowledged by the Applicant, was never built. That application is therefore irrelevant to any consideration of the current application on both counts.
5. Turning to the extant side dormer, the Applicant wishes to extend the side dormer to create a wrap-around contiguous with the rear dormer. HCAAC notes application HGY/1993/0833 for ‘Erection of single storey rear extension, erection

of dormer window to side and rear to facilitate loft conversion was refused and not appealed. Haringey's refusal stated:

"SCHEDULE ATTACHED TO DECISION HGY/46837 1. 2. 3. 4. PLEASE READ CAREFULLY. The application shown above has been refused for the following reasons:- The proposed roof extension would introduce a discordant feature to the elevations of the building detracting from the visual appearance of the property and is therefore detrimental to the visual amenity of the area by reason of severe straddling of the hip-line, overall bulk and scale in relation to the property and excessive width in relation to depth. The proposed development by reason of excessive size and scale, contrary to the provisions of paragraph 9.16 of the Haringey District Plan and the policies of the Deposit Draft Unitary Development Plan. would be detrimental to the amenities of adjacent occupiers in Highgate Conservation Area. The development would be visually intrusive when viewed from adjoining properties by reason of bulk, overall scale and massing, thereby contrary to paragraphs 9.16 and 9.28 of the Haringey District Plan and the policies of the Deposit Draft Unitary Development Plan. The proposed development lies in an area of sensitive and special character worthy of retention retention within the Highgate Conservation Area. The proposal, if approved, would seriously detract from that important character to the detriment of the vicinity. 29th December, 1993".

HCAAC can only restate what Haringey Planning Department said in 1993: "The proposal, if approved, would seriously detract from that important character to the detriment of the vicinity."