



LEVENE LANDSCAPES

Design and Access Statement - Rev A **30 Cholmeley Park, Highgate, N6 5EU**

Site & Summary Overview

The Property is located on the north-west side of Cholmeley Park and sits within the Highgate Conservation Area.

The Property is a single-occupancy, three-storey semi-detached house forming part of a matching pair of Edwardian homes with flat gable ends. The semi-detached pair features a part-brick and part-painted pebble-dash frontage and forms part of a wider group of similar semi-detached houses along the north-west side of Cholmeley Park.

The Property is adjoined on the left-hand side (as viewed from the street) to No. 32 Cholmeley Park.

The proposal relates to the rear garden of the Property, where the existing topography and established planting provide an opportunity for a landscape-led approach to the siting of the proposed garden room. The structure has been carefully positioned and partially recessed within the site in order to minimise visual impact and allow the surrounding landscape to remain visually dominant.

The proposal has also been considered in the context of nearby approved rear garden outbuildings within the surrounding area, including applications HGY/2021/1362 and HGY/2021/1785. These applications demonstrate that modest, well integrated ancillary garden structures can be accommodated within the conservation area where carefully designed in relation to scale, materials, siting and landscape setting.

The current proposal adopts a similarly restrained and landscape-led approach, with the garden room carefully embedded into the site topography and softened through surrounding planting in order to preserve the verdant character of the rear garden setting.

Planning History

HGY/2026/0470 – Decision: Approved (with conditions)

Installation of 2no. air source heat pump (ASHP) external units within the rear garden, together with alterations to 2no. existing skylights to the flat roof of the rear projection and 2no. rooflights to the rear roof slope of the main house.

The conditions relate to verifying the acoustic performance of the ASHP's are within the permitted range.

HGY/2023/1358 – Decision: No Objection

T1) Young Evergreen Oak: Fell, as the tree is in a poor location close to the property. Proposal to replace with a Prunus further down the garden.

HGY/2016/1972 – Decision: Approve with Conditions

Demolition of existing rear part-width single-storey extension and erection of a full-width brick and glazed single-storey rear extension.

HGY/1996/1551 – Decision: Approve with Conditions

Infilling of valley between front and rear double-pitched roofs, installation of two Velux windows to the front elevation and two rooflights to the rear elevation, together with a flat-roofed extension.

Proposal

The proposal seeks planning permission for the erection of a single-storey garden room within the rear garden of the Property, together with associated landscaping and level adjustments required to integrate the structure into the site.

The garden room has been carefully positioned to the rear of the garden and set into the landscape so as to minimise its visual impact. Rather than appearing as a prominent standalone structure, it is intended to sit as an integrated part of the overall garden composition, framed by surrounding planting, retaining walls and stepped external spaces.

The proposal has been developed as part of a considered landscape strategy, with the building embedded into the garden layout and softened through surrounding planting. This approach reduces the perceived bulk of the structure and helps it sit comfortably within the established garden setting.

Coordination with HGY/2026/0470

As part of HGY/2026/0470, consent was sought and granted for 2 No. air to air, air source heat pumps (ASHP's), please see such previous application for further information. Consent was granted for the same with conditions relating to verifying the acoustic performance of the ASHP's are within the permitted range.

The proposed garden room would occupy some of the same area / extent that the ASHP's referred to above would occupy. Accordingly we would seek to amend the location of the ASHP's so that they are coordinated with the garden room, and we would ask that any acoustic matters related to the ASHP's are to be dealt with as a planning condition. The ASHPs specification, quantity, model numbers, and similar would remain the same.

Design

The proposed garden room is of a simple, contemporary form with a restrained material palette. The external walls are to be finished in vertical timber cladding, giving the building a natural appearance and allowing it to sit quietly within the green setting of the rear garden.

The simple geometry and honest material expression are intended to create a lightweight and visually recessive garden structure, appropriate to its domestic context.

A sedum green roof is proposed to further soften the appearance of the building, particularly in views from the upper floors of the house and neighbouring properties. This helps reduce the visual presence of the roofscape, while also contributing positively to biodiversity and the landscaped character of the garden.

The overall composition is designed to remain secondary to both the main property and the wider landscape setting.

Landscaping and Relationship to the Site

The landscaping forms an integral part of the proposal, with the garden room designed as part of a unified rear garden scheme incorporating planting beds, level changes and retaining elements that help anchor the structure into the site.

By setting the building into the landscape and framing it with planting, the proposal avoids a harsh or overly assertive appearance. The use of natural materials and a green roof ensures that the garden room reads as part of the wider garden environment rather than as a discordant addition.

This landscape-led approach is central to the design concept. It allows the proposal to respond sensitively to the site's topography, minimise visual impact and create a coherent and well-composed garden setting.

Impact on the Conservation Area

The Property lies within the Highgate Conservation Area and the proposal has therefore been developed with careful regard to the character and appearance of the designation.

As the garden room is located to the rear of the Property, it will not affect the principal street-facing elevation or the public character of Cholmeley Park. Within the site itself, the building has been designed to remain visually recessive through its simple form, natural materiality and integration into the surrounding landscape.

The use of timber cladding and a sedum roof provides a softer and more sympathetic architectural expression which responds appropriately to the verdant character of the surrounding rear gardens.

Due to its recessed siting, restrained scale and integration within the wider landscape scheme, the proposal is considered to preserve the character and appearance of the conservation area.

Access

There are no changes proposed to access to the Property from the public highway. Access to the garden room will be taken through the existing house, and / or existing side passage, then via the rear garden in the normal way.

The proposal does not alter the established access arrangements to the site, nor does it give rise to any changes in parking, servicing or movement patterns. The garden room is intended for incidental domestic use and will function as an ancillary part of the Property.

Conclusion

The proposed garden room has been carefully designed as a modest and well integrated addition to the rear garden of the Property. Through its restrained form, natural materials, green roof and landscape-led siting, the proposal seeks to minimise visual impact and sit comfortably within its surroundings.

It is considered that the proposal preserves the character and appearance of the Highgate Conservation Area and represents a sympathetic and well considered form of development.