

From: Gail Waldman
Sent: 12 May 2026 12:37
To: James Argles; Mark Chan
Subject: HGY/2026/0759: 4 Sheldon Avenue

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We objected to the previous applications seeking consent for raising the ridge to the roof of the garage wing amongst other concerns. We continue to object because this Application is again proposing this unacceptable alteration.

Please would you be very kind and load this email together with our previous objection which is attached.

Kind regards,

Gail Waldman
Chair, Highgate Conservation Area Advisory Committee

****PREVIOUS OBJECTION FOLLOWS ON PAGE 2****

HGY/2025/2177 4 Sheldon Avenue N6 4JT

Highgate Conservation Area Advisory Committee object to this application for the reasons set out below.

Impact on Highgate Conservation Area

This new application proposes to make the roof slope to the two-storey garage wing integral with that of the roof to the main house. It would also be 939mm higher than the existing subservient roof, the ridge of which sits below the gutter to the main roof. We have also made the point before that the chimney on the flank wall of the main house is a prominent and attractive feature which makes a significant contribution to this part of the Highgate Conservation Area. The chimney, as it stands, is very evidently serving rooms in the main part of the house but that relationship is confused in the proposed design. The subservience of the garage extension is essential to maintain but that would be lost if this application were allowed.

The Highgate Neighbourhood Plan is clear that views of trees and openness from the street must be maintained. The extra height of the side extension fails to meet this important criterion. Please see also our comments on the impact on trees, particularly T15, in the parallel application, HGY/2025/2064.

HCAAC objects to this application which fails to meet Haringey development policies which apply to applications in Conservation Areas and policies in the Highgate Neighbourhood Plan.