

Highgate CAAC objection to [HGY/2026/0964](#), 63 Sheldon Avenue, N6 4NH

Demolition of the existing six-bedroom three-storey house and replacement with a new seven-bedroom three-storey house with basement.

Summary

Highgate CAAC strongly objects to replacing the existing house with a pastiche “Arts and Crafts” design. This is fundamentally misconceived, as the architecture at this end of Sheldon Avenue dates from the 1950s onwards. A Modern/Contemporary design would be far more appropriate, or the retrofitting of the existing house.

We also have concerns about the sustainability and hydrology implications.

We firmly believe this application should be refused.

Detail

Inappropriate architectural style

The DAS for this application states:

DAS: “1.4. The proposed new building has been designed to create a new high-quality home more in keeping with the arts and crafts context of the conservation area.”

This statement shows a fundamental misunderstanding of the architecture of this part of Highgate Conservation Area.

Chapter 10 of the Highgate Conservation Area Character Appraisal and Management Plan (2013) - “CAAMP” - is very clear that Sheldon Avenue falls into

two parts, and that this section features buildings from the 1950s onwards, not the 1920s:

Sheldon Avenue

10.4.17 Sheldon Avenue links Hampstead Lane and Aylmer Road. It divides naturally into two sections, a southern section between the junctions with Hampstead Lane and Denewood Road which was developed during the 1920s by the Quennell brothers and northern section not developed until the 1950s, between the junctions with Denewood Road and Aylmer Road.

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There has also been a recent tendency to replace the low front walls with clear views of well planted gardens with much higher walls often combined with gates, blocking these houses from the rest of the road and destroying the rhythm of the streetscape.

Southern section: between junctions with Denewood Road and Aylmer Road

10.4.23 This section of the street, though lacking the interest contributed by the variations in direction and gradient of the southern section of the street, is nevertheless enhanced by the trees along the road. The houses are of a consistent period, height, size and general design. Interest arises from the brick detailing rather than the use of varied materials or design. Two large blocks of flats have been built at the northern end of the road abutting Aylmer Road. High Sheldon appears dominant on the streetscene although set in spacious grounds. Heron's Lea consists of two three storey blocks also set in well-landscaped and spacious grounds.

10.4.24 This part of the street has also been subject to the demolition and rebuilding on a much larger footprint of many houses. There has also been an increase in the creation of large basements. These cumulatively detract from the open character of the streetscape.

Clearly, the proposed building constitutes another example of the replacement of original houses with large gated properties with extensive basements etc, as noted above and in Section 10.9: "Negative Contributors" section on the Bishops Area.

In Chapter 12, the Highgate CAAMP considers the circumstances in which replacement buildings might be permitted. These proposals fail to meet numerous aspects of sections 12.3.3. to 12.3.6, not least 12.3.5 and 12.3.6. Indeed, in this case Modern or Contemporary design would not just be "encouraged", they would be the appropriate replacement style.

HCAAC has pointed out previously in our objections to applications [HGY/2025/3178](#) and [HGY/2022/4099](#) that this section of the street dates from the 1950s onwards.

“The Haringey Planning site shows that both Nos. 63 and 65 were granted planning permission in 1957: No 63 on 24/7/1957 and No 65 on 25/9/1957. Both are typical of the 1950s development in the area”.

The buildings around No 63 include:

[65, Sheldon Avenue, N6 4NH](#), a good house of its period and in scale with its neighbours, designed by well known architect, [David Stern](#), who also designed other buildings around North London, including [houses in, Broadlands Close, N6 4AF](#).

[67, Sheldon Avenue, N6 4NH](#), rebuilt in 2003 by Belsize Architects, to a design which is clearly designed to replicate the rhythm of buildings viewed from the street.

Two three winged modern blocks “High Sheldon” beyond No 67, and low rise modern blocks “Heron’s Lea” opposite.

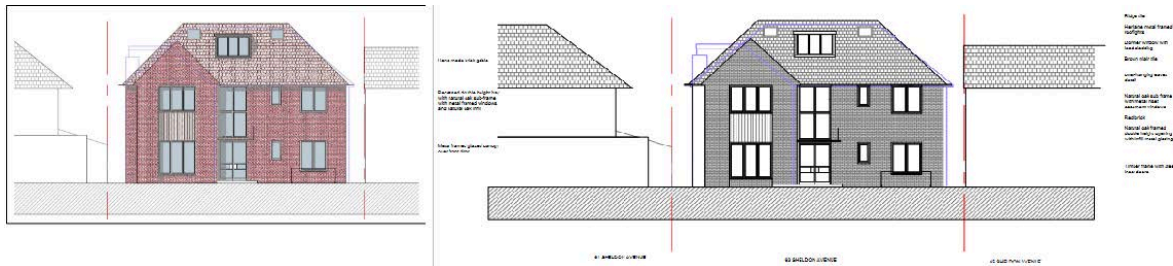
No 68 Sheldon Avenue, a very similar house to No 63.

HCAAC’s own research in the RIBA online Library suggests that David Stern designed 63 Sheldon Avenue: “Design for Alterations to “Ends Meet” “(approved by Haringey on 24 July 1957); and no. 65 Sheldon Avenue (approved on 25 September 1957). From the RIBA Archive it appears David Stern may have designed High Sheldon as well: “Design for High Sheldon 1958 photoprint.”

An Annex shows photos of these to better illustrate the mid century/modern context surrounding the application site.

The proposed four story house is only very vaguely influenced by the “Arts and Crafts” style and, as noted in more detail in our objections to [HGY/2025/3178](#) and [HGY/2022/4099](#), the other end of Sheldon Avenue is in fact largely characterised not

by “Arts and Crafts” but by houses designed by the Quennell brothers and their contemporaries.



Neither would this bulky and inappropriate design enhance the Highgate Conservation Area in the way required by Highgate Neighbourhood Plan (2017) policies DH1 and DH2 or higher level policies.

Highgate has a very long history of excellent contemporary design though the ages, and it would be consistent with this to design a genuinely modern home or, if this is not possible, at least to take inspiration from architects who were working in Highgate during the time period relevant for this end of the road, such as [David Stern](#), [Leonard Manasseh & Partners](#), [Andrews Emmerson Sherlock & Keable](#), [Architects Co-Partnership](#), [Dinerman, Davison & Hillman](#) and so-on.

The existing house

We have previously noted that:

“The main negative influence on the appearance of No 63 is the unsympathetic diamond shaped replacement glazing. There are some interesting period details on the front elevation and front garden wall which should be noted for the record.”



The house also features some peculiar tiling around the front door which is presumably not original.

Were these ugly interventions to be removed and the house brought up to modern standards it is not impossible to believe that an attractive house could be achieved at far less cost in terms of carbon, climate change and so-on

The house also has an open frontage typical of this part of Highgate Conservation Area.



Far too many such frontages have been replaced by high walls and gates, damaging the character of the Highgate Conservation Area. As the Highgate CAAMP states, such proposals should be resisted,

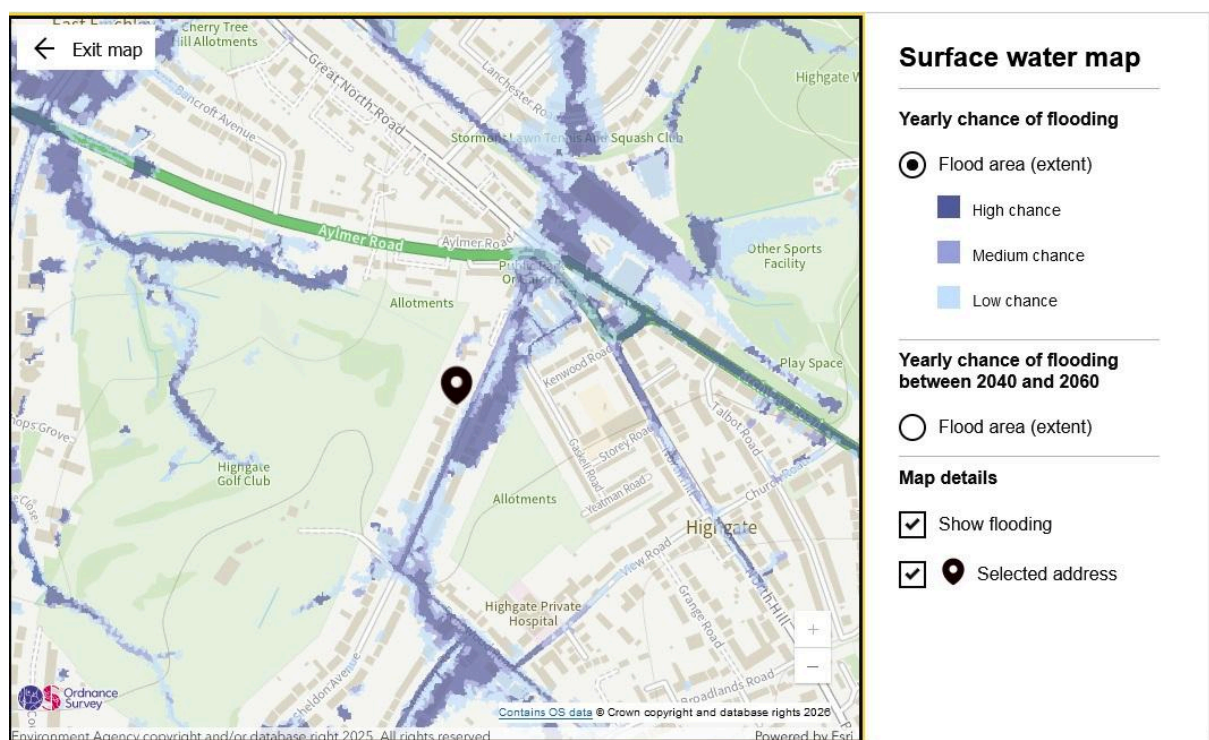
Sustainability, biodiversity and nature

The gardens of Sheldon Avenue form part of the “Ecological Corridors and Stepping Stones” identified in Section 3 of the Highgate Neighbourhood Plan (2017). See maps in Annex 3. Building a much larger house on this site will add to the disruption to nature contrary to HNP Policy OS4: Biodiversity and Highgate’s Green Grid and continuing HNF work to protect and extend these areas.

There is a move against demolition to reduce embodied carbon. The the whole life carbon cost of bringing the existing property up to modern sustainability and energy standards should be compared with the comparable carbon cost of this demolition and rebuild project.

Hydrology

The road in front and properties opposite the site are highly prone to surface water flooding, even before the probable effects of climate change are taken into account, as shown in the Environment Agency map of the area:



The addition of ever more basements under properties in and around this area will potentially worsen this situation even more quickly, with negative implications for neighboring properties.

There is a history in nearby streets of damage to buildings several plots away as a result of newly built basements, so the validity of the BIA will be of crucial importance.

Conclusion

Highgate Conservation Area Advisory Committee considers this application would cause harm to the Highgate Conservation Area.

This part of Sheldon Avenue with its modern character should not be visually challenged by quasi-Quennell or pastiche “Arts and Crafts” houses.

The proposal is inappropriate both in terms of size and architectural style, will damage the character of this part of Highgate Conservation Area, potentially cause hydrology problems for surrounding buildings, and is contrary to numerous policies and guidelines in the Highgate CAAMP, HNP Policies OS4, DH1 and DH2 , Haringey Local Plan, London Plan and NPPF.

Highgate CAAC believes very firmly indeed that this application should be refused.

Annex - photos of surrounding context.

Taken by member of Highgate CAAC on 18th April 2026.



63, 65 and 67 Sheldon Avenue



63, 65 and 67 Sheldon Avenue



63, 65 and 67 Sheldon Avenue



View towards Heron's Lea (left) and 63-67 Sheldon Avenue (right)



63 Sheldon Avenue



68 Sheldon Avenue



63, 65 and 67 Sheldon Avenue with part of High Sheldon beyond



Part of High Sheldon with 63, 65 and 67 Sheldon Avenue in the distance.



The two blocks of High Sheldon looking towards 63, 65 and 67 Sheldon Avenue