



10A South Grove, Highgate London N6 6BS

Adam Silverwood,
Planning Services,
London Borough of Haringey

Dear Adam,

Re Application no HGY/2026/0944 - side and rear extension, 29 Cromwell avenue, London N6 5HN

The Highgate Society is writing to object to the above application, in particular the 3 storey side .

This terrace is formed of a series of linked semi detached houses, separated on the upper floors by notable gaps between each pair of houses. These gaps form any integral part of the fabric of the streetscape giving glimpses of sky and trees between the houses to the rear. A previous planning inspector identified these gaps as an important feature of the conservation area which should be preserved.

The proposal includes the formation of a three storey extension to the side of house built to the boundary line with no 27. It is difficult to see the justification for this as it adds little meaningful space to the layout of the house. Notwithstanding this, the objection is the impact of this on the gap between the houses which will be reduced to a half the width of the existing gap, creating a narrow canyon on the 27 side of the boundary. This is detrimental to the street scape and will have a negative impact on the designated heritage asset of the Highgate Conservation Area in breach of clause 213 of the NPPF and thus should be refused.

Two other points. Although rooflights are permitted on front roofs, there are and this will cause an over dominant feature of the front roof. Secondly, there is concern about the planar glazing rooflights on the infill single storey and the possible light pollution this will create for the neighbour in no. 31.

Your sincerely,

Elsbeth Clements
Highgate Society Planning Committee