

HGY/2026/1421: 45 Cholmeley Crescent

Highgate Conservation Area Advisory Committee objects to this application. For reference:

From 'dah':

4.3 Planning history:

- The addition of a rear outdoor pool in the back garden was granted a Certificate of Lawfulness, ref. HGY/2023/3383, on 6th March 2024. This has not been implemented.

HCAAC comment: Remains valid

- The addition of a rear full width x 5 m deep x 3.2 m high single-storey extension, the consolidation of and extension to the basement, the addition of side and rear lightwells, and associated external works was granted Planning Permission, ref. HGY/2023/2257, on 26th January 2024. This permission has not been implemented.

HCAAC comment: Remains valid

- The addition of an outbuilding in the back garden was refused a Certificate of Lawfulness, ref. HGY/2023/2256 on 21st September 2023. Design, Access & Heritage Statement 45 Cholmeley Crescent 2601.dah statement

- The addition of side and rear dormers, the latter with a Juliet balcony; a circular window in the front gable and three rooflights on the front roof pitch were granted Planning Permission, ref. HGY/2016/4102 on 2nd February 2016.

HCAAC comment: PP has elapsed

This application is for erection of single storey rear extension with rear patio, removal of side shed and insertion of 3 ground floor side windows, alterations to front garden layout including provision of bin and bike store, amendments to design of existing rear dormer, insertion of 2 replacement and 1 new front rooflights

Taking each element in turn:

1. 3 ground floor side windows
2. alterations to front garden layout including provision of bin and bike store

3. amendments to design of existing rear dormer
4. insertion of 2 replacement and 1 new front rooflights

HCAAC comments as follows:

1. 3 ground floor side windows

Impact on neighbours' amenity to be considered. We have not checked if the ASHP has been granted consent under HGY/2016/4102.

2. Alterations to front garden layout including provision of bin and bike store

- a) HCAAC objects to the proposed changes. The existing terrace provides an approach to the porch and front door which respects the importance of those elements of the front elevation. This application fundamentally alters that relationship to the detriment of the setting. The proposed alterations would cause harm to the Highgate Conservation Area.
- b) Further, the reduction of planting and the increased area of hard surfaces would impact rainwater run-off.
- c) The 'dah' states: "*There are Photinia x fraseri "Red Robin" and Prunus lusitanica (Portuguese laurel) bushes forming a hedge on the front boundary to 47 Cholmeley Garden.*" The 2022 Google Streetview image shows an abundance of greenery and trees on the boundary with no. 47; all these shrubs and would be lost.
- d) The 'dah' states: "4.6 There is a silver birch tree in the pavement in front of the property". The potential damage by vehicles to this street tree as a result of the proposed wider drive needs to be illustrated with swept path analysis.

3. Amendments to design of existing rear dormer

The proposed rear dormer inevitably involves the introduction of roof insulation but products exist which would reduce the overly bulky appearance as proposed. A Condition should require rather more detail of the finish and colour of the zinc. The drawing of the rear elevation does not make it clear what the difference in level between the ground levels immediately at the rear of nos. 45 and 47, necessary to evaluate the impact of the proposed rear extension to no. 45 would have on rooms within no. 47.

4. Insertion of 2 replacement and 1 new front rooflight

HCAAC considers the proposed rooflights would cause harm to the Highgate Conservation Area.