

project: 24 Cholmeley Park
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DESIGN AND HERITAGE STATEMENT
SUPPORTING APPLICATION AT
24 CHOLMELEY PARK, N6 5EU



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1.0 NATURE OF APPLICATION

- 1.1 This application seeks to make several minor, non-material amendments to approval HGY/2024/3143, granted April 2025.
- 1.2 The proposal description for application HGY/2024/3143 is as follows. This non-material amendment application does not seek to alter this in any manner:

‘Erection of a rear ground floor and first floor extension following the demolition of the existing back additions and change two front windows (amended description)’

2.0 PROPOSED AMENDMENTS

- 2.1 The application proposes:
- (i) Changes to the design of door D1, as shown on elevation 2 on drawing 2407/202
 - (ii) Changes to the design of door D2, as shown on elevation 3 on drawing 2407/202
 - (iii) Introduction of a new window W4 into the new rear addition, as shown on elevation 3 on drawing 2407/202
 - (iv) Change in the number of panels forming the elevation of the rear addition with sloping roof, as shown on elevation 2 on drawing 2407/202
 - (v) Change to the design of the side walls of rear addition with sloping roof, as shown on elevations 3 and 4 on drawing 2407/202
- 2.2 The proposed amendments do not increase the volume or dimensions of the scheme from that which are already approved, and does not introduce any new overlooking issues. The new window W4 is at ground level and is facing onto the blank side wall of no. 22 Cholmeley Park. As such, the proposed amendments can be classed as minor amendments.
- 2.3 The application also includes detail drawings for all new doors and windows approved under HGY/2024/3143. While these are not amendments per se, it is hoped that their inclusion here would allow the approval of this application to also discharge the requirements of condition 3 of HGY/2024/3143, that ‘details of proposed doors and windows be submitted and agreed in writing by the local planning authority’.

3.0 REASONS FOR AMENDMENTS

- 3.1 The reasons for the proposed amendments are as follows:
- (i) Door D1
This door is located on the rear elevation of the new ground floor rear addition. It was shown as a pair of glazed, timber framed leaves in the approved HGY/2024/3143 drawings. Given this door opens from a utility room to a relatively small yard area, a single leaf is more appropriate.

- (ii) Door D2
This door is located in the side of elevation of the main property. It was shown as a blank door leaf on the approved HGY/2024/3143 drawing. This has been changed to a panelled timber door with a half-moon glazing panel and a fanlight above. The revised design will bring light into the boot room behind, while being appropriately secure for a door that is accessible from the highway.
- (iii) Window W4
This is a new window, located on the side elevation of the new rear addition. It is a timber framed inward opening casement window. This additional window will bring light and ventilation to the utility room behind.
- (iv) Panels to sloped roof addition
The drawings approved under application HGY/2024/3143 showed the elevation of the sloped-roof addition being divided into 11 slim panels with arched detailing. The amended drawings revise the number of panels to 8, with the two end panels being solid as opposed to glazed. These wider panels provide a more appropriate width for door openings, allow more light into the building by reducing the amount of timber framing, and reduce the perceived scale of the addition by reducing the number of repeated elements. The overall length and depth of the addition remain as approved in HGY/2024/3143.

The sloping roof of this element is expressed as 16 slimmer panels, which gives a suitable width for the proposed pigmented zinc sheeting.
- (v) Side walls of sloped roof addition
The side panels of the sloped-roof addition have been amended to solid panels with a painted timber finish. While not fully detailed or labelled in the approved drawings for HGY/2024/3143, the drawing suggested the side wall might be glazed at higher level. Having fully solid side walls removes the possibility of light pollution/nuisance to the neighbouring properties, allows the wall to achieve better thermal performance and control solar gain, and is preferred by the applicants in terms of furnishing the layout internally.

4.0 PLANNING AND HERITAGE CONSIDERATIONS

4.1 To briefly describe any planning and heritage considerations pertaining of each of the amendments:

- (i) Door D1
As appropriate to a building of this age, this door is detailed as a timber, fielded-panel door with a rectangular glazed panel to the upper half. A shallow-arched brick lintel is shown above the door to match the original windows elsewhere on the property.
- (ii) Door D2
As appropriate to a building of this age, this door is detailed as a timber, fielded-panel door with a half-moon glazed panel towards the top of the door. A timber framed fanlight is set above the door, and a shallow-arched brick lintel is set above this, to match the original windows elsewhere.

(iii) Window W4

This new window in the side of the proposed additional volume. It is detailed as a timber framed, inward opening casement window of similar design to the rightmost, first floor window on the front elevation (also an inward opening casement). In comparison to the aforementioned window, W4 omits the external timber moulding, which is not found on original windows to the side and rear elevations. A shallow-arched brick lintel is shown above the door to match the original windows elsewhere on the property.

In terms of planning considerations, this new window is not visible from the highway and is set at ground floor level. It faces directly on to the solid brick side wall of number 22 Cholmeley Park and cannot be seen from the neighbouring property. As such, the proposed window introduces no overlooking issues or risk of light spill.

(iv) Amendments for sloped roof addition.

The design of this element has been developed through the included detail drawings. The element is still differentiated from, and subservient to, the main, white-rendered volume of the property, as was a requirement of the original approval. The elevations are formed of painted timber panelling and timber framed glazed panels, incorporating the 'arched glazing bar' motif that is present on the existing conservatory. We note that the conservatory looks like a relatively recent addition with modern ironmongery and roughly machined timber framing, but arched glazing motifs also appear on a ground floor front window and an internal screen, so it is valid to include this in the new addition.

The side walls and roof are detailed as solid elements as opposed to being fully glazed, to improve thermal performance and to avoid issues with overheating. The addition still reads as subservient to the main building's white-rendered masonry and does not appear overly modern. The roof has been detailed as a pigmented zinc finish, which brings it into a more 'heritage' palette and complements the painted timber below. A visualisation of the proposed rear of the building is included on drawing 2407/300, which hopefully demonstrates this addition is sensitively designed and an appropriate addition to both the house and the Highgate Conservation Area.

5.0 CONCLUSION

- 5.1 It is hoped that the above statement and submitted drawings demonstrate that (i) the proposed amendments are minor in nature, (ii) acceptable in terms of planning policy and (iii) appropriate to the locally listed building and Conservation Area.