



Officer Report

Application Number:	HGY/2026/1421
Application Type:	Householder planning permission
Address:	45 Cholmeley Crescent, Hornsey, London, N6 5EX
Proposal:	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.
Case Officer:	Roland Sheldon
Valid Date:	20/05/2026
Applicant:	Mr & Dr Dmitry & Marina Podpolny
Agent:	Mr Richard De Boise

RECOMMENDATION

Approve with Conditions

1. Site and Surroundings

The subject site contains a two-storey (with loft accommodation) semi-detached dwellinghouse located on the northern side of Cholmeley Crescent, N6. The surrounding uses are residential. The site does not contain a listed building but is located within the Highgate Conservation Area.

2. The Proposal

The proposal seeks the 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.

3. Relevant Planning and Enforcement history

The planning history in relation to the site is as follows

HGY/2023/2257: Erection of a single storey rear extension, consolidation and extension of basement, addition of lightwells to side and rear and associated external works – Approved 25/01/2024

HGY/2023/2256: Certificate of lawfulness for the proposed erection of an outbuilding in the rear garden – Refuse 21/09/2023

HGY/2016/4102: Creation of two new dormers to the second floor level located to the rear and side of the building. The rear flat roof dormer to include Juliet balcony. Insertion of three rooflights to roof and a new rose window on the front elevation. Existing external finish pebble dash to be replaced with new render – Approved 02/02/2017

HGY/2016/3226: Introduction of new rooflights over the new loft conversion & stairwell, formation of two new dormers to the front and rear elevations (one with a Juliet balcony) with the style to match the existing adjacent neighbours, introduction of new garage door to the relocated utility room and an enlarged rear opening to accommodate the new proposed open plan layout and internal refurbishment – Approved 21/11/2016

4. CONSULTATION RESPONSE

The following were consulted on the planning application:

Internal

- LBH Conservation (comments on originally submitted scheme):

45 Cholmeley Crescent is located within the Highgate Conservation Area and is considered to positively contribute to the significance of the Conservation Area.

The proposed extension is quite large, and would be one of the larger extensions in this part of the Conservation Area. The form of the extension, and its two very distinctive but separate roof elements set in the more standard box form offers a mix of geometries which has a somewhat awkward relationship to upper floors and increases the height of the extension, combined making it more dominant than it would otherwise be.

However, whilst the front alterations to the landscaping and staircases would be smaller in scale, they would have a large influence of the character of the street scene. However this is hard to assess as the front and side elevations does not include all of the alterations shown on the proposed plans including the bin store, bike store, rooflights etc. The side elevation does not extend to the front landscaping works.

There is scope to improve the frontage and its impact on the significance of the CA. The provision of planting along the front boundary would be welcomed, however increasing the size of the driveway and the area excavated in front of the houses presents some concerns, making the house look taller than the others by having a greater level of exposed basement than any others within the street, when this is also already not a common feature and would make this element of the site more incongruous, and would have a worse relationship to the existing building, cutting into the right bay of the building. This would accordingly be considered to cause less than substantial harm to the significance of the Conservation Area

There is no objection to making this platform higher to accommodate a store underneath, however this should remain in its current position, at the line of the projecting gable. Plans which accurately show the proposals in full need to be provided.

Given the proposal would be considered to cause harm to the significance of the CA and does not include a full set of information on the street facing alterations, conservation would not support it in its current form.

Officer comment: Revised plans were received after the Heritage Officer issued their comments, which included the addition of more details side elevations and sections, with more clarity on the proposed materials to be used for the front boundary walls and planting.

The arch and half-barrel projecting features on the rear extension were retained despite requests for their removal by the planning officer.

External/local groups & societies

Highgate CAAC

- The impact of the addition of the 3 side windows on neighbouring amenity needs to be considered.
- Objection to the proposed alterations to the front garden. Alterations to the existing front raised terrace would be detrimental to the conservation area.
- Increased run-off from reduced planting
- Potential damage to Silver Birch street tree from vehicles
- Lack of clarity with regards to ground levels between neighbouring properties r.e. rear extension
- More detail should be provided regarding the zinc material for rear dormer
- Harm to conservation area from rooflights.

Highgate Neighbourhood Forum: No comments received.

Highgate Society: No comments received

LOCAL REPRESENTATIONS

The application has been publicised by way of a site notice displayed in the vicinity of the site, a notice placed in the local press, and letters sent to neighbouring occupants. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

Objecting: 0

Supporting: 0

Neither: 0

5 MATERIAL PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Design and heritage
2. Impact on neighbouring amenity

Design & Heritage

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings. Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

Policy DH6 of the Highgate Neighbourhood Plan sets out that original boundary walls, gate piers or railings should be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area. In areas where matching and similar boundary walls form a recognizable part of the streetscape, for example clinker walls in Cromwell Avenue, replacements should be reinstated to match the originals.

The Highgate Conservation Area Character Appraisal describes Cholmeley Crescent as being in the form of a horseshoe, with houses on its outer edge considerably raised above the road and those on the inner edge. Most are semi-detached and detached 'Arts & Crafts' or 'Metroland' design. Front gardens have predominantly, where the gradient allows, become off-street parking areas though sensitive landscaping with small trees, shrubs and planting alleviates the effect to a degree.

Alterations to front garden area

The proposal would see the width of the existing raised terrace from ground level in the front garden narrowed by 0.9 metres to facilitate a slight increase in width of the front driveway area. Granite setts would be installed in the front driveway for the hardstanding treatment. The ground level of the front driveway would be slightly lowered to allow for the use of the flank of the raised terrace to be used to store bikes and bins with a painted timber door installed. The layout of the steps would be slightly altered with the positioning of raised bed planting amended. Some of the hedges currently planted on the raised terrace would be removed to make way for the raised planters which are indicated to be treated with Beech hedging or mixed perennial planting. The replacement walls for would be constructed in orange/red-brown brickwork.

Whilst the concerns of the Heritage Officer and the Highgate CAAC are acknowledged, it is not considered that the proposed changes to the front garden area would result in an unacceptable impact on the character and appearance of the conservation area. The reduction in width of the raised terrace and increased size of driveway is relatively minor in size.

There would be replacement soft landscaping in the plan of the existing hedge planting of an equivalent proportion of the front garden area. The use of the side walls of the raised terrace entrance to store bins and bicycles would not result in an adverse impact on the character and appearance of the street scene, and would be a good utilisation of this space to reduce clutter of the garden area with bin/bin stores.

Side elevation alterations

The proposal shows that the existing side lean-to enclosure would be removed and 3 ground floor side windows would be installed. The windows would not result in any harm to the character and appearance of the dwelling or wider conservation area. The plans also show the addition of an air source heat pump (ASHP) in the space between the side wall of the dwelling and the side boundary. The ASHP is not included in the description of development and does not form part of the assessment for the proposal.

However, in terms of its size and positioning it would appear to be in compliance with permitted development restrictions, although no details have been provided with regards to whether or not it would be in compliance with MCS Planning Standards. An informative shall be added that consent is only granted for development as described in the planning description, and that it will be the responsibility of the applicant if they chose to install any ASHP, that it is in compliance with permitted development restrictions, or planning permission will be required.

Single storey rear extension and patio

The proposed rear extension would have a depth of 5 metres, spanning the full width of the dwelling. It would have a flat roof height of 3.13 metres. It would have a contemporary design, with a predominant pale brown exterior brick treatment with large rear glazed elements. A fin and arched barrel roof feature is included in the design of the extension which would be externally clad in zinc sheeting. The features are of quite significant prominence and are considered to detract from the design of the proposal, adding un-necessary prominence to the bulk of the addition. Nonetheless, it is acknowledged that the alterations are isolated to ground floor level on the rear elevation and would not be visible from the public realm.

The patio would be set at a level below the adjacent rear garden and would not occupy an excessive proportion of the rear garden area. On balance therefore, the proposed design and scale of the extension/patio is considered to be acceptable with regards to design and heritage considerations.

Alterations to external treatment of existing rear dormer and rooflights

The existing rear dormer clay tile and lead sheet cheeks would be replaced with zinc cladding, with the Juliet balcony removed and replacement rear glazing. There are no concerns with regards to the alterations to the existing rear dormer treatment.

The proposal would see the 2 existing rooflights on the front projecting gable removed and replaced by 3 rooflights with an additional rooflight placed on the other side of the gable. A further small rooflight is proposed on the main front roofplane. The rooflights would not be viewable in one vista given their positioning on different junctions of the roof and would not be considered to result in unacceptable cluttering of the front roof plane. A condition shall be imposed on the development that the rooflights are installed as 'Conservation-style' – flush with the roof plane on which they are installed.

Subject to compliance with the condition, the works to the roof are acceptable with regards to design and heritage considerations.

Impact on neighbouring amenity

There is an existing boundary fence of approximately 2 metres height and 4 metres depth on the boundary shared with no. 47, which also have hedge planting along it. There is a continuance of hedge and extensive planting on the boundary beyond this point. The proposed rear extension would project 1 metre beyond the extent of the initial fence and would reach 3.13 metres height with a flat roof. Given the existing boundary conditions and the sloping topography with garden

level increasing in height rearwards, the proposed extension would not be considered to result in an unacceptable loss of light, outlook, or result in a visually overbearing impact on the occupants of this neighbouring property.

The extension is adequately set-off the boundary with no. 43 to ensure that its positioning, depth, bulk and height would not result in an unacceptable loss of light, outlook, or result in a visually overbearing impact on the occupants of this neighbouring property. The inclusion of the ground floor side windows would not result in an unacceptable loss of privacy by the neighbouring occupants of no. 43.

Taking the above into consideration, the proposal would not result in an unacceptable impact on amenity conditions.

Conclusion

Subject to conditions, the proposal would be acceptable with regards to design, heritage and amenity considerations.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

6. CIL APPLICABLE

The additional floorspace is less than 100 square metres and as such is not liable for CIL.

7. RECOMMENDATION

GRANT PERMISSION subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

2601.P.001: Location Plan
2601.P.002: Existing/proposed block plan
2601.P.003 B: Existing/proposed ground floor plans
2601.P.004: Existing/proposed basement floor plans

2601.P.005: Existing/proposed first floor plans
2601.P.006: Existing/proposed second floor plans
2601.P.007: Roof plans
2601.P.008 B: Existing/proposed front elevations
2601.P.009: Existing/proposed side elevation
2601.P.010 B: Existing/proposed rear elevations
2601.P.011: Proposed north side elevation/section
2601.P.012 A: Proposed front landscaping sections

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The external materials to be used for the proposed development shall match those specified within the approved details.

Reason: In the interests of the character and appearance of the host building and conservation area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

- 4 The proposed rooflights hereby approved shall be 'Conservation style', flush with the roof plane in which they are installed, and shall be maintained as such for the lifespan of the development.

Reason: In the interests of the character and appearance of the host building and conservation area, consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

The applicant is advised that planning consent is granted solely for the development as described on the decision notice. If the applicant wishes to install an air source heat pump, they would need to ensure that it complies with permitted development rights as

set out in the Town and Country Planning (General Permitted Development) Order 2015 as amended, or full planning permission will be required.