

Heritage and Design and Access Statement
35 Claremont Road.
Highgate. N6 5DA.

Prepared by Smith Coldham Design Ltd.
22nd September 2026

Site and Surroundings (Ward: Crouch End)

The premise comprises of a two storey late Victorian semi-detached house located on the south side of Claremont Road. It is located within the Highgate Conservation Area. The rear of the property faces south onto Parkland Walk, a former railway embankment. A steep sloping woodland border separates the parkland from the private gardens. Some discrete views of the rear of the property along Claremont Road are afforded in the winter period but are virtually unseen from the parkland throughout the spring and summer.

Planning History

The host building had a planning application refused on 03//06/1997 for the Formation of roof extension involving the erection of a rear dormer window.

Reference, HGY/1997/0333. (Work never carried out.)

The adjoining neighbouring Property number 37 has Benefited from Conditional Approval for the Erection of rear dormer and installation of front roof lights. Application Reference HGY/2020/2478. This has been completed.

The adjacent property number 33 Benefited from the Formation of rear dormer extension and insertion of 3 conservation roof lights to front elevation. Replacement sash windows to match the original style. Reference. HGY/2016/0592. This has been completed.

Number 33 also Benefited from conditional approval for Application Reference HGY/2020/2562. Erection of side/ rear single storey infill extension. Which have been completed.



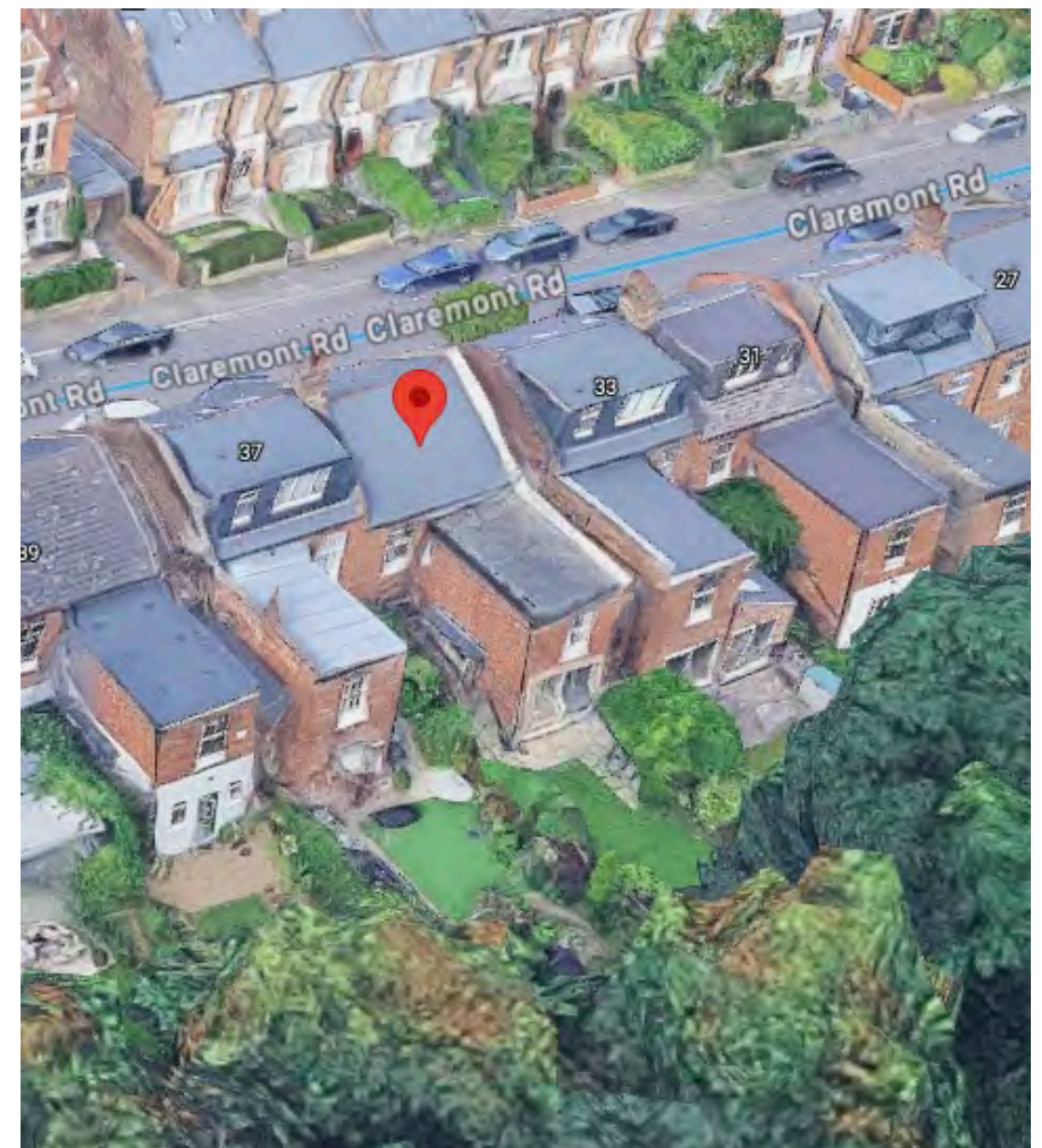


35 Claremont Road.
Highgate. N6 5DA
Front View



Rear Arial View Right Side

35 Claremont Road.
Highgate. N6 5DA
Rear Arial View Left Side



Proposal

Appearance

Whilst the proposed side infill extension is not an original feature of this style of property it is a feature of some neighbouring properties number 33 and 29 being the closest examples and will be in keeping with the established pattern of development in terms of materials and style.

The Side Infill Extension will match the existing materials and detailing of the original property and will not adversely impact on the neighbouring house number 37 in terms of height or scale. It appears both integrated and subordinate to the scale of the rest of the house.

Amenity

We have lowered the boundary wall height to ensure it does not encroach on the 45 degree line taken from 1.6m above Number 37 the neighbouring floor line patio doorway. Therefore we believe there would be no greater harm to daylight and sunlight over the existing situation meaning that there would be no negative impact on residential amenity. The proposal would be compliant with policy UD3 of the Unitary Development Plan 2006.

Conclusion

We believe the proposal will preserve the architectural unity of the street and will not adversely affect the character of the area. The Proposal is not therefore in conflict with Policy DES 5.3 Residential Alterations and Extension. Given the lack of public visibility and the clear precedent set by Number 33, we respectfully request that planning permission be granted.



Area for single storey side infill



Existing glazed door into dining room.



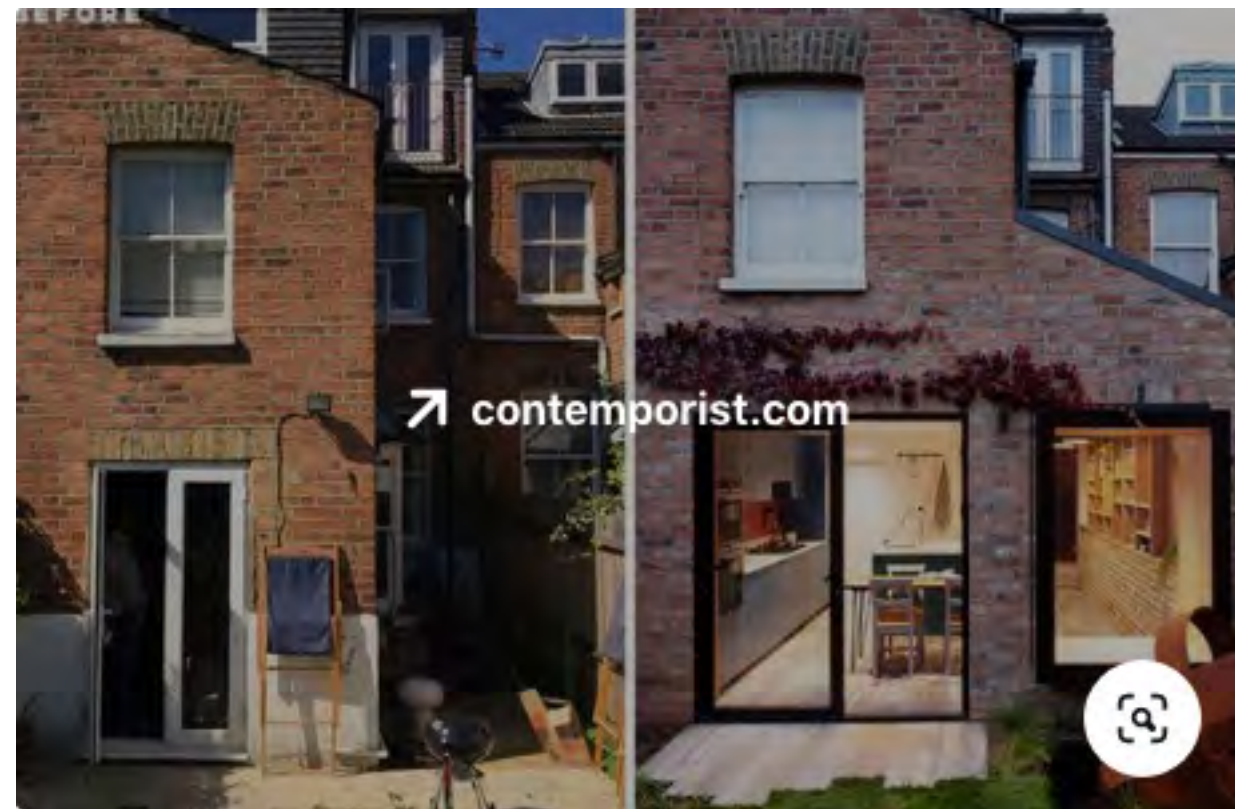
Rear View of number 35 Claremont Road.

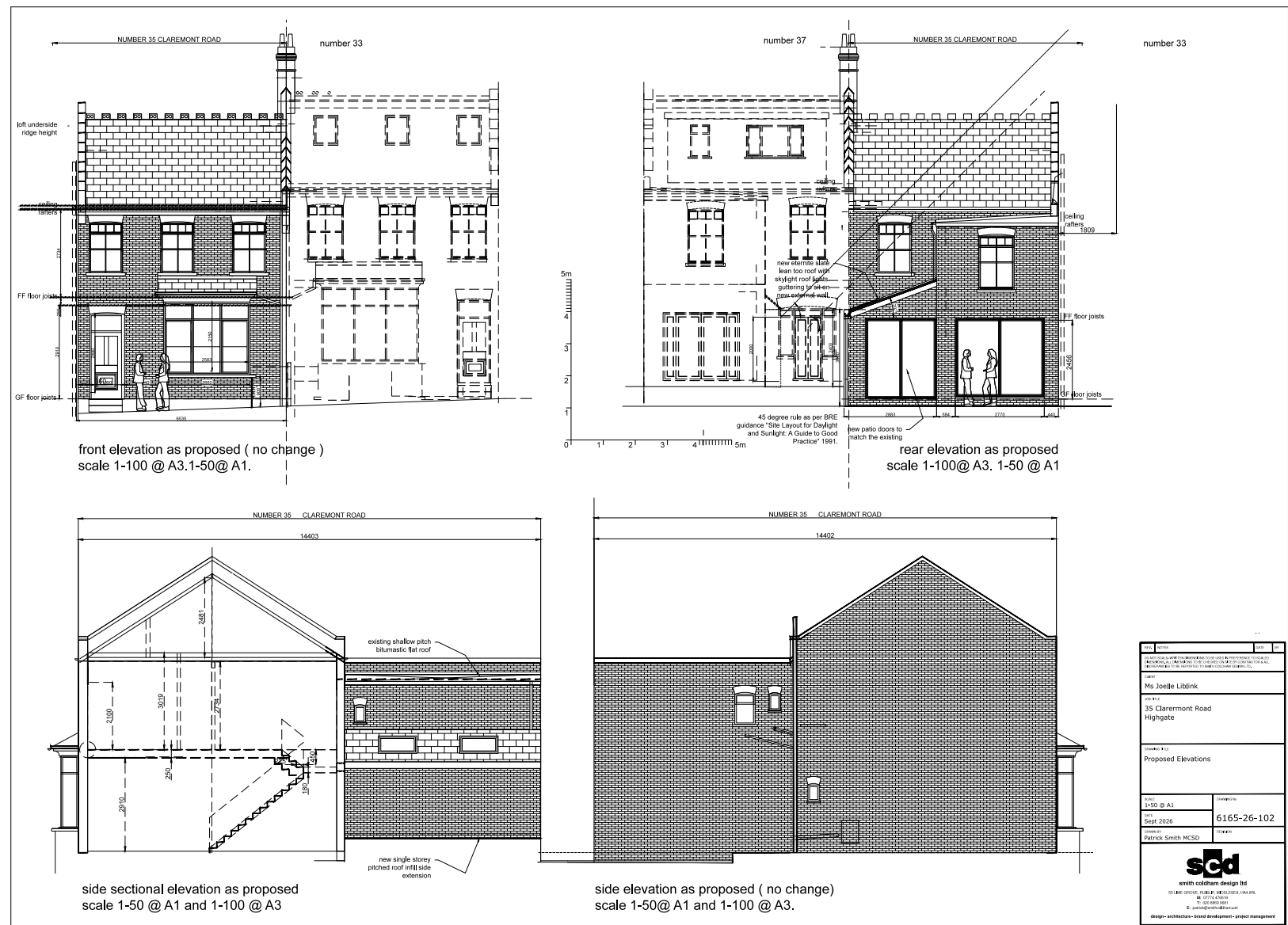


Views from house back into rear garden parkland area

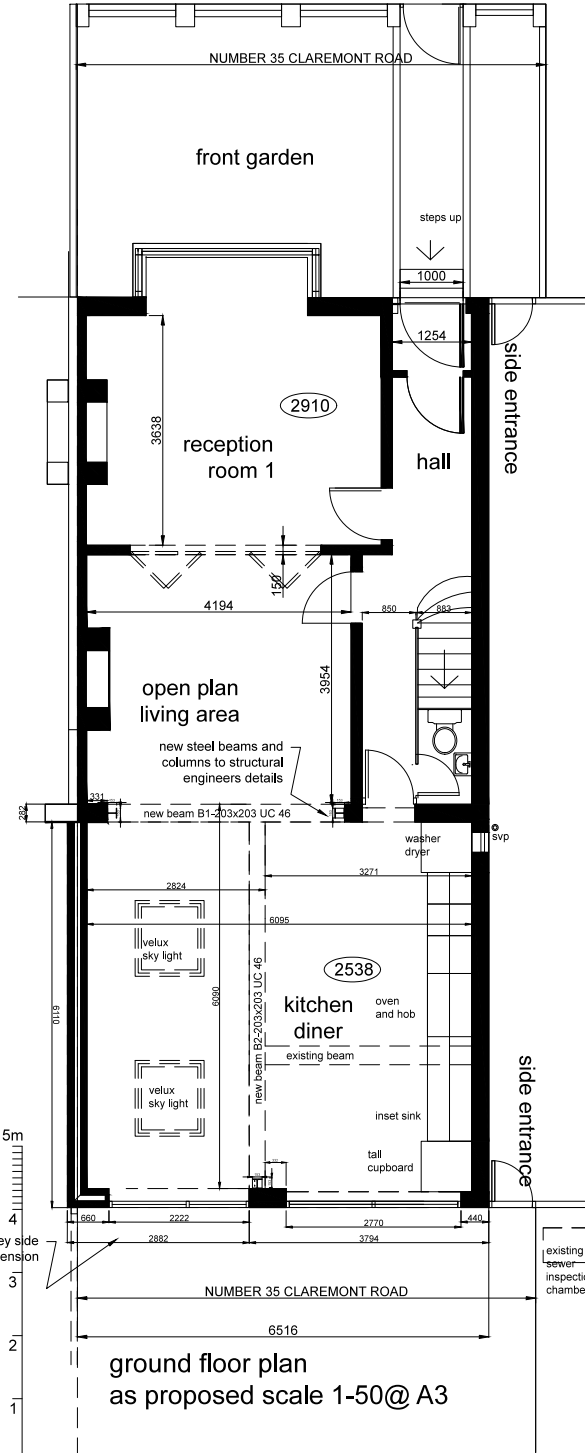
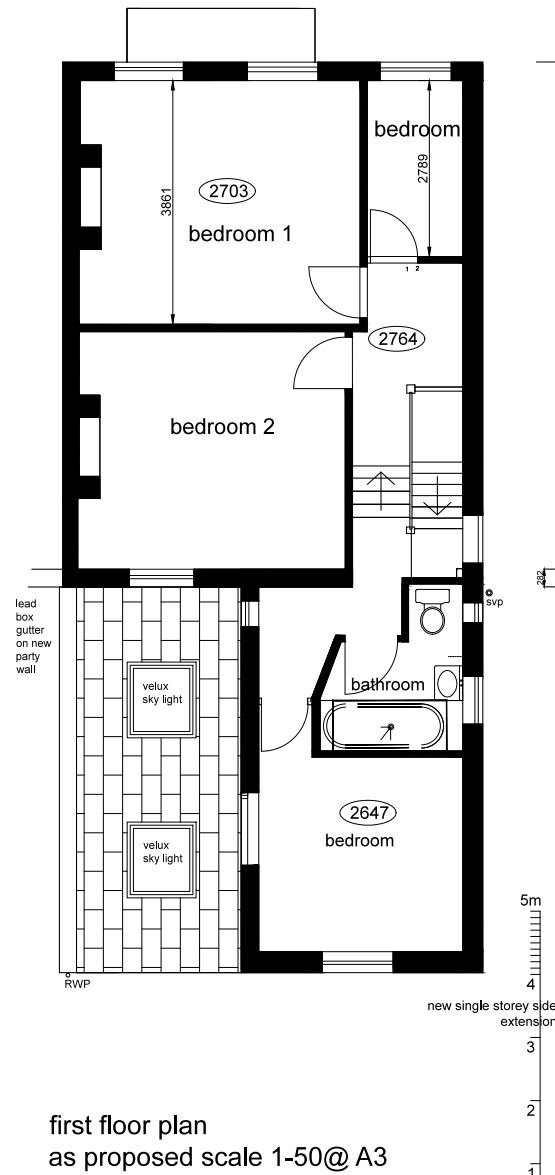
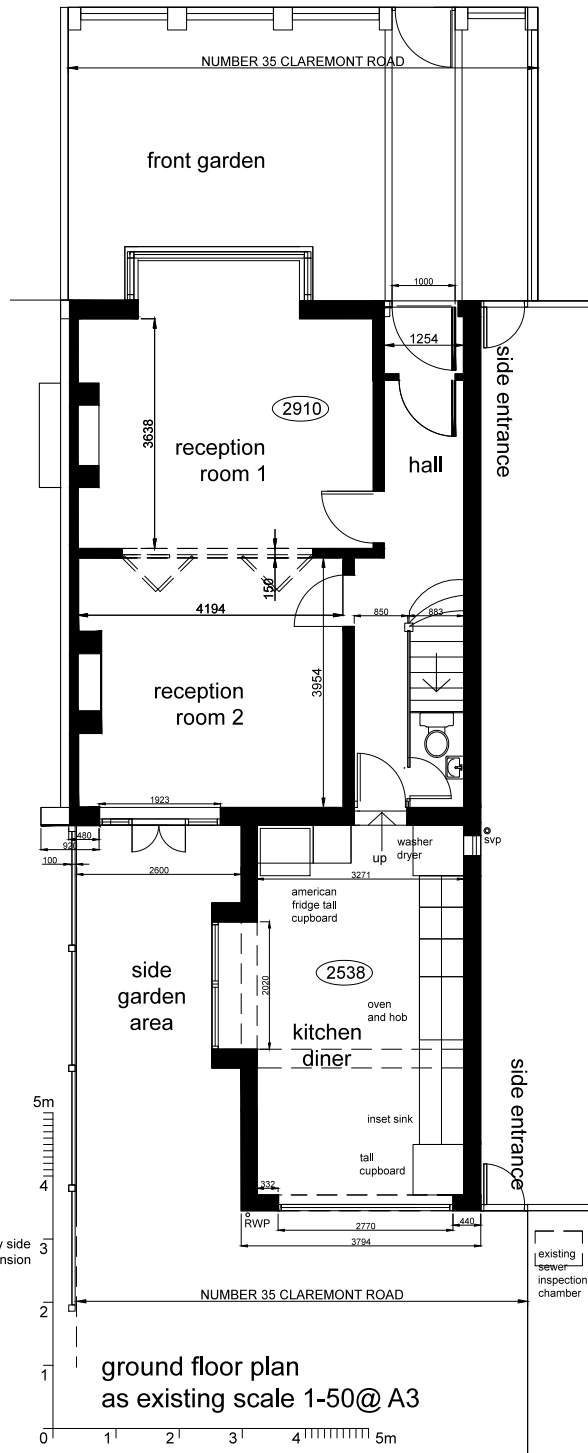
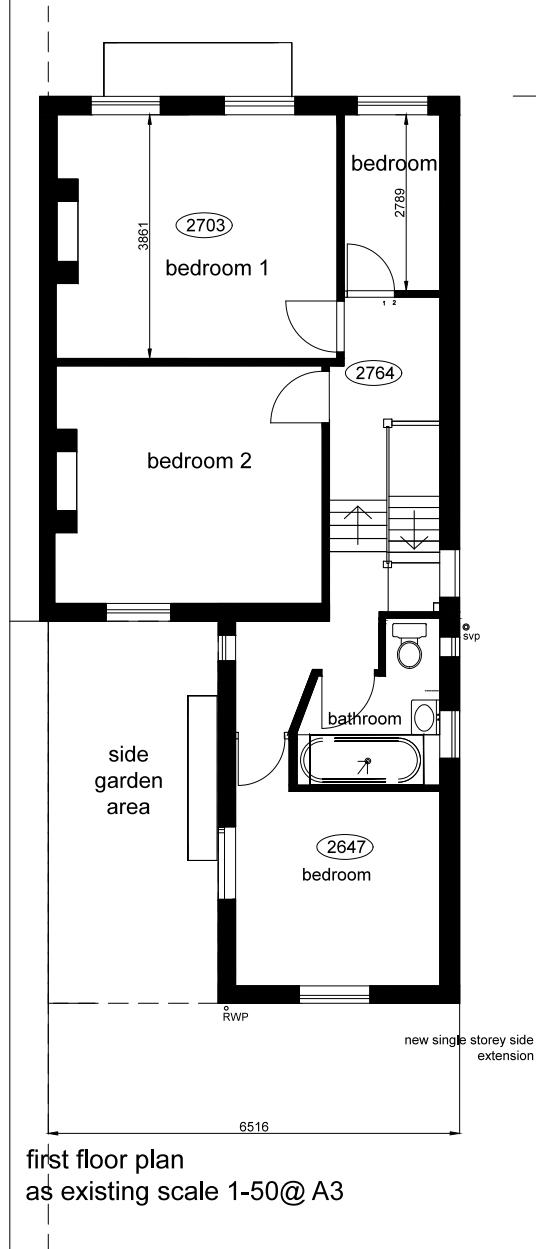


Typical examples of similar side infill extensions





Proposed Interior Visual of open plan kitchen dining area.



REV.	NOTES	DATE	BY
DO NOT SCALE. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. ALL DISCREPANCIES TO BE REPORTED TO SMITH COLDHAM DESIGN LTD.			
CLIENT Ms Joelle Liblink			
JOB TITLE 35 Claremont Road Highgate			
DRAWING TITLE Existing and Proposed Plans			
SCALE 1-50 @ A1		DRAWING NO. 6165-26-100	
DATE Sept 2026		REVISION	
DRAWN BY Patrick Smith MCSD			
 smith coldham design ltd 55 LIME GROVE, RUSSELL, MIDDLESEX, HA4 8RL M: 07724 406619 T: 020 8869 9681 E: patrick@smithcoldham.net design • architecture • brand development • project management			