



Officer Report

Application Number: HGY/2026/2189
Application Type: Full planning permission
Address: 1 Kempton House, 52 Cholmeley Park, Hornsey, London, N6 5AD
Proposal: Addition of 3no. ground floor sash windows to the west side elevation, proposed sash windows, headers and sills to match style of existing windows of property.
Case Officer: Josh Parker
Valid Date: 10/08/2026
Applicant: Mr Peter McNaughton
Agent: Mr Peter Salman

RECOMMENDATION

Approve with Conditions

1. Consultation & Representations

The application was publicised in accordance with statutory requirements. No representations were received from neighbours, local amenity groups, or other interested parties in response to the notification and publicity of the application.

No representations were received from any consultee as part of this application.

2. Site history & enforcement

HGY/2025/3484 – (2 Kempton House) Addition of 1 timber sash window to ground floor side elevation. Approved

3. Planning Assessment

The application relates to a three to four storey residential property on the eastern side of Cholmeley Park, situated within the Highgate Conservation Area and is not statutorily or locally listed, but its location within a designated conservation area requires careful consideration of any external alterations. This is a large conservation area comprising a number of predominantly residential streets. There is a mixture of architectural styles and details, with topography and mature trees.

Detailed drawings at a scale of 1:10 together with sectional details were provided that demonstrated the proposed profiles, glazing bar detail, and stone sill details would match that of the other windows on the western elevation. Whilst there are three different sized windows on this

elevation on the proposed windows appear generally align three of the windows across the ground, first and third floor.

The existing windows are relatively simple in design, and the window would follow this design as a single sash allowing for more natural light to enter the living space which would enhance the living conditions of the ground floor flat by virtue of natural light and ventilation.

The applicant has confirmed that the new opening units will replicate the existing sash arrangement, proportions, and detailing. A condition will therefore be imposed requiring the new window, sill and head to match the existing windows in profile, detailing and finish.

The window itself would not be largely visible from the public realm due to the steep topography, surrounding trees and boundary conditions.

Given the similar design approach, the use of appropriate materials and the replication of key architectural features, the added windows will not harm the character and appearance of the Highgate Conservation Area. In all significant respects, the new window will be similar in appearance to the existing ground floor units, and will respect the character and appearance of the host building and conservation area.

The proposal is considered to comply with Policies DM1, DM9 and DM12 of the Development Management DPD (2017), Policies SP11 and SP12 of the Local Plan Strategic Policies (2017), policy HC1 of the London Plan (2021) and the National Planning Policy Framework.

4. Recommendation

It is recommended that planning permission be APPROVED, 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 below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

Location Plan

2612_C002: Existing/proposed ground floor plan

2612_C003: Existing/proposed side elevation

2612_C004: Existing/proposed block plan

2612_C005: Typical Window section proposed

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

- 3 The window joinery details for the proposed development shall match in colour, size, shape and texture those of the existing building including but not limited to the proposed profiles, glazing bar detail, stone sill/header details and opening style (sliding sash).

Reason: In order to ensure a satisfactory appearance for the proposed development, to preserve the character and appearance of the 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: 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.