



Officer Report

Application Number:	HGY/2026/2240
Application Type:	Householder planning permission
Address:	40 Cholmeley Park, Hornsey, London, N6 5ER
Proposal:	Installation of a new painted timber sash window to the existing side dormer on the north elevation of the property at second floor level.
Case Officer:	Mercy Oruwari
Valid Date:	10/08/2026
Applicant:	Mr & Mrs Marque
Agent:	Mr Mike Peregrine

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

The application site is a three storey detached dwellinghouse that is located to the west side of Cholmeley Park. It sits on the corner of the southern end of Cholmeley Crescent, located within the shoehorn space between both ends of Cholmeley Crescent very close to the junction/roundabout of Cholmeley Park, Cholmeley Crescent and Causton Road.

The property has a ground floor, first floor and a loft space which has 2x front and 2x rear dormers. An opening with railings overlooking Cholmeley Crescent on the southern side and a side dormer on the northern side facing the southern elevation of No. 38.

The property lies within the Highgate Conservation Area but does not fall within the curtilage of a listed building; however, the property is registered as a Locally Listed Building.

2. THE PROPOSAL

The proposal is for the installation of a new painted timber sash window to the existing side dormer on the north elevation of the property at second floor/loft level.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

The relevant planning and/or enforcement history for the site includes:

- OLD/1981/0213 - 12/3/81 Extension to existing dwelling house to provide enclosure to swimming pool. Approved with conditions
- OLD/1974/0990 - Use of existing building as Student Residence & Adult Language Tuition purposes. Refuse
- There are also several tree related applications for the site.

4. CONSULTATION RESPONSES

Internal & External Consultees

The Council's Conservation Officer has no objections.

The number of representations received from neighbours in response to notification and publicity of the application were as follows:

No of individual responses 0

Highgate Conservation Area Advisory Committee (CAAC)

The following comments were put forward and have been addressed within the report:

- The proposed position and size of the window is acceptable if glazing bars to achieve similar to the existing windows were provided.

5. PLANNING CONSIDERATIONS

Design & heritage

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

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 and 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.

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.

The proposal is for the installation of a new painted timber sash window located at second floor/loft level within the existing built dormer beside the front chimney on the north elevation of the property. The window is to provide improved daylight to the bedroom located on that side of the property. The lower sash of the window is to be glazed with obscured glazing to limit views out to the neighbouring properties, as well as any views in.

The view of the existing front dormer on this side of the property from the street is largely obscured by the chimney that sits in front of it. The view of the new window from the street will equally be obscured by this chimney.

The works would not be highly visible and would mostly be discreetly tucked away from public view.

Overall, the proposed works as outlined above are considered acceptable and would not result in harm to the character or appearance of the Conservation Area, leaving it preserved. Accordingly, the proposal complies with the relevant design and heritage policies as outlined above.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to the amenity of neighbouring residents.

Based on the partial obscuring and siting of the new window adjacent to No. 38 there would be no adverse encroachment of privacy or overlooking issues. The views would be towards the roof of the new window. The location of the rooflights installed on the southern side of No. 38, as well as the nature of the slanted positioning of rooflights in general, there would be no mutual overlooking into the new window of the host site.

In addition, the approved proposed plans of HGY/2022/3533 for No. 38 show that this part of the building does not contain any habitable rooms.

Overall, the proposal is considered acceptable and would not give rise to any unacceptable amenity impacts.

6. CONCLUSION

The proposed development is in accordance with Policies DM1, DM9 and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

The proposal as amended is considered acceptable in respect of its character, appearance and impact on the site and would not result in material harm to the residential amenity of neighbours. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

7. RECOMMENDATION

The application is recommended for approval 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:

- 2401-P-001 to 008
- 2401-P-009A
- 2401-P-010A

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

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.