

Highgate Conservation Area Advisory Committee

HGY/2013/2613: 43 Cholmeley Crescent

Highgate Conservation Area Advisory Committee objects to this application following our very careful comparison of the following drawings which reveal the very extensive proposed regrading of the rear garden:

1. Dwg. no. 2247-100: Existing ground floor plan
2. Dwg. no. 2247-150: Proposed ground floor plan
- and:
3. Dwg. no. 2247/300: Existing Section A-A (cranked)
4. Dwg. no. 2247/350: Proposed Section AA (cranked)

Reviewing the plans first, it can be seen that bold architectural elements such as the deep buttresses and extra wide garden doors from the proposed 'Casual Dining room' taken together with the proposed extensive patio area at that level severely exacerbate the extent of excavation of the rear garden levels adjacent to the house.

At the upper garden level a slightly larger flat area of garden in front of the existing Shed taken together with the relocated steps to the upper level which involves raising the ground level also involve considerable regrading.

It is therefore undoubtedly the case that the size and form of architectural elements of the proposed extension and the resultant proposed regrading of the rear garden would be excessive and would disturb biodiversity which would be unacceptable. The impact on ground water and incipient streams are not considered.

The Design and Heritage Statement does not address these concerns but states only that:

"No trees are being removed and all the proposed terracing is above the existing ground level, with no excavations and a permeable planted surface to allow free flow of water and air to existing RPA's."

This statement is confusing, implies the site from pavement to rear fence is flat, conflates different topics but which is apparently addressing the impact on trees. Unfortunately neither the design nor the Design and Heritage Statement addresses the key points we raise herein.

This application must be refused.