

Highgate Conservation Area Advisory Committee objects to this proposal for the following reasons:

- Map regression not provided
- No consideration of Highgate Conservation Area Character Appraisal
- Cited examples of dormers, etc. inappropriate
- Impact of road layout and gradient
- Openness reduced
- Character of existing property undermined
- Design inappropriate
- Trees affected by the proposals
- Impact on neighbours
- Impact on biodiversity

Taking each point in turn we elaborate as follows:

- 1.1 1894 - 96 Old Ordnance Survey Map: It can be seen on from this that from the north along Archway Road the Listed mansion (now flats, at 225 Archway Road, then called 'Greenfield') had been built as had the grand semi-detached villas further south on Archway Road. These houses, rather bizarrely, had alternatively long and short gardens with the longer gardens wrapping round the ends of the shorter gardens. These longer gardens ended on a field line. The length of the gardens of the Archway Road villas were very short at the northern end and very long at the southern end. Cholmeley Park at that date was a cul-de-sac off Highgate High Street leading to fields.
- 1.2 Highgate 1913 Old Ordnance Survey Map: by this date the northern section of Cholmeley Park had been laid out exactly following the field line. The western side of that part of the road was developed as was Causton Road together with no. 17 Cholmeley Park on the corner (now a mini-roundabout) and nos. 15 and (according to the map submitted by the applicant) no. 11 next door to no. 15. Possibly '13' was omitted for superstitious reasons. The Villa on Archway Road at that time retained its exceptionally long garden.
- 1.3 At some date the end of that exceptionally long garden was sold as a development site and '15 A Cholmeley Park was built.
2. No consideration of Highgate Conservation Area Character Appraisal 2013  
15A is not mentioned as a negative or positive contributor to the Conservation Area in the Highgate Conservation Area Character Appraisal 2013 and thus must make a neutral contribution.
3. Cited examples of dormers, etc. inappropriate  
A very large number of examples of dormers, etc. are shown on a satellite view. Unfortunately the applicant has not provided the planning application references for them. Many if not most probably predate the Highgate Character Appraisal 2013 and the current Haringey development policies 2017. Some of the dormers may pre-date the existence of the Conservation Area. The applicant cannot expect Haringey's planning officers and ourselves to research such an enormous quantity of changes. Most of the examples have caused harm to the Highgate Conservation Area.
4. Impact of road layout and gradient  
15A Cholmeley Park lies between nos. 15 and 17. Each house follows the original layout of the gardens of the villas on Archway Road. In addition the original field line had a distinct curve at this point such that each house is set back the same distance from their front boundaries with the effect, together with the gradient, the flank walls of each property dominate the rear gardens of the house to the north. This

5. Openness reduced

This photo shows the importance of openness and the view of trees between nos. 15 and 15A:



6. Character of existing property undermined

We have shown the existing property makes a neutral contribution to Highgate Conservation Area. It is a dignified design which seems to have drawn from both the Arts and Crafts and Edwardian properties in this homogenous part of the Conservation Area. It's character would be undermined as set out below.



Both 15A and 15 have very attractive side wings notwithstanding the garage extension at 15A which in our view make a positive contribution to the Conservation Area.

As there is no immediately relevant context for this property, we consider upgrading the front windows in a rather over windowed façade would be acceptable subject to full details being provided. However the proposed extra storey on the garage wing is jarring. It replicates the ridge height and the size of the existing dormers to the main roof on what should continue to be a subservient addition. The roof arrangement into which this new dormer is set is geometrically awkward and seriously detracts from the composition of the elevation and overall form of the house. This application must be refused on these grounds alone. The extensions at the rear at all levels result in an overbearing and overglazed appearance for the several neighbours who would be impacted by it. The 'top-knot' turret, as seen from the rear bears no relation to the materials at the front where, in our view, that element of the proposal would cause harm to the Conservation Area.

8. Trees affected by the proposals

Given the age of the gardens and especially this one having been developed on an historic garden sold as a development site relatively recently, it is important to establish if any of the trees date from the time of the building of the Archway Road villas. What is needed is an arboriculturalist report showing all the trees and their root protection areas including those on neighbouring land: nos. 15 and 17 Cholmeley Park and the several neighbours in Causton Road. The proposed extension encroaches on the root protection area of at least one tree.

9. Impact on neighbours

The neighbours most impacted by the proposal at the rear are several properties in Causton Road and no. 15 Cholmeley Park. They may find overlooking and light pollution from the enormous extent of the proposed glazing at the rear affects their amenity. There are windows in the flank wall of no. 17 Cholmeley Park which could be affected by intrusion.

10. Impact on biodiversity

The large historically open area between Archway Road and Cholmeley Crescent may well be a sanctuary for wildlife. It is not far distant from Highgate Bowl therefore could be a stepping stone for wildlife and potentially particularly bats.