

Highgate Conservation Area Advisory Committee objection to [HGY/2023/2976](#) for 36 Cholmeley Park, London N6 5ER

- The removal of a length of existing timber fence and timber gate.
- Re-contouring the front garden to introduce an off-street parking bay.
- Laying of new permeable hard-landscaped pathway.
- Introduction of a 2.4m wide light duty domestic crossover on the adjacent pavement.

Highgate Conservation Area Advisory Committee strongly objects to this application.

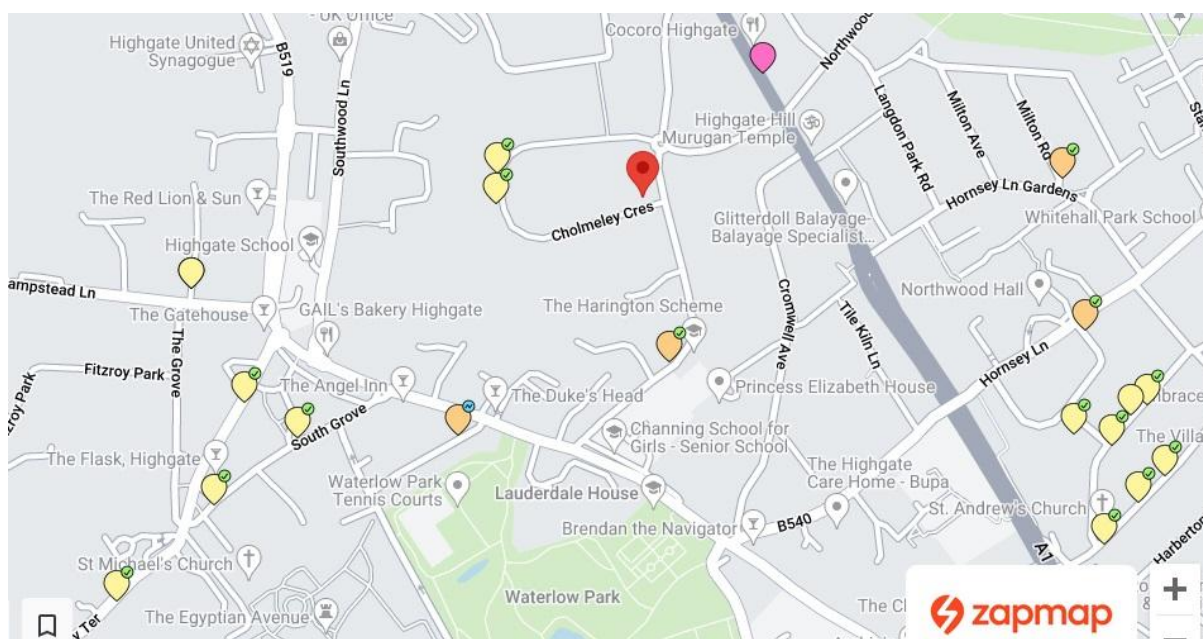
This front garden forms part of a significant run of greenery along this side of Cholmeley Park, which contributes significantly to the typically leafy “open, semi-rural or village character” of Highgate Conservation Area. Replacing this front garden with a parking area would damage the Highgate Conservation Area. There would also be a loss of on street parking.



Photo taken from Google Streetview

The proposal is clearly contrary to Highgate Neighbourhood Plan policy TR5: Dropped Kerbs and Crossovers, Policy DH2 on development proposals and DH6: Front Boundaries.

The applicant states that one reason they want to make substantial changes to the front garden is so they can charge an electric vehicle. There do appear to be relatively few streetside EV charging points in this street (see below). The residents of this street should apply to Haringey Council to install one or more streetside EV charging points nearer their homes. [Electric Vehicle Charging Points | Haringey Council](#)



Highgate CAAC would like to draw Haringey Council's attention to the retractable EV charging points installed by Camden Council in some streets in Hampstead, if they are not already aware of these. This outcome of this pilot scheme has recently been the subject of a public consultation, but it would appear to be the type of installation which might be well suited to Haringey's conservation areas, or to backstreets more generally.

See [Consultation on permanently keeping the Electric Vehicle Charging Points in Hampstead Town Ward - We Are Camden - Citizen Space](#)

If the council is minded to approve this application, there are a number of important improvements that should be made in terms of permeability, sustainability, planting, space for nature, retaining the character of the Highgate Conservation Area and so-on. Resin bound gravel is a very unattractive surface and out of keeping with the character of the area. More of the front fence should be retained, and preferably a gateway, plus a much improved planting scheme.

However, we feel very strongly that this application should be refused.