

Eunice Huang

From: Ruth Mitchell1
Sent: 19 December 2023 10:34
To: Eunice Huang
Subject: HGY/2023/2796 - 57 Cholmeley Crescent, Hornsey, London, N6 5EX

Hi Eunice,

57 Cholmeley Crescent is located within the Highgate Conservation Area and is considered to positively contribute to the significance of the Conservation Area. The Highgate Conservation Area derives from the history of the area and evolution of the original settlement. Highgate's historical narrative is discernible in the varied sequence of built development, spanning in time from the medieval village through to its expansion in the Victorian period and its consolidation in the 20th century.

Cholmeley Crescent forms part of the important Victorian and early C20 development of the area and predominantly dates to the 1920s. This represents the higher end of suburban house building of the period, illustrating the eclectic use of architectural styles, materials and decorative features of the time, and creating a streetscape of considerable variety that has undergone relatively little rebuilding or adverse change. There are a large number of different designs, though many feature half-timbering and/or tile hanging, with occasional contrasting herringbone brickwork and quoining, with increasing use of roughcast in the later houses. 57 Cholmeley is of a slightly more neo-Georgian design with more classical inspired features and a double pile roof and is one half of a pair with No.59. The building is considered to positively contribute to the significance of the Highgate Conservation Area.

The proposed extension is quite large and the additional first floor extension would remove any remaining appreciation of the original houses form to the rear. However, the rear elevation is less sensitive to change as there have been numerous extensions of varying sizes and quality. Given the context of the existing extension and the one at No. 29, it would not be an incongruously large addition and in this context would not cause any additional harm to the significance of the Conservation Area. The proposed landscaping works are to the rear and would not have an impact on the significance of the Highgate conservation area.

Subject to a condition for the specification of the proposed external materials including for the pitched roof, the proposed development would have a neutral impact on the significance of the Highgate Conservation Area.

Kind regards,

Ruth Mitchell
Senior Conservation Officer
Placemaking and Housing | Haringey Council

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Please note the above opinion represents informal officer opinion only, and does not prejudice to all future formal Council decisions and accompanying procedures.