

Highgate Conservation Area Advisory Committee

31 January 2024

Laina Lavassor
Haringey Planning Department
By email only

Dear Laina

HGY/2023/3383: 45 Cholmeley Crescent swimming pool

We have looked carefully at this application and the legislation and advice so would like to pass on our thoughts to you.

1. The pool volume is well in excess of the maximum volume allowed under permitted development. The Application Form does not state the amount of water is nor is it stated on the drawings. On the application form it states the area is +/-25sq.m. On drawing PR-A1.01 it states the plan area is 23.68 sm. The drawings do not state the depth (flat bottomed) but scales at +/- 750mm - very shallow but there is a note on the drawing stating it scales 1:100 when printed at A2. The maximum allowed under permitted development is 3500 litres of water. If we multiply 23.68sm x 750mm the body of water would be 17.76 cu. m. which in turn is 17760 litres.
2. No pool or filtration equipment is shown on the drawings. There would be a safety issue around the pool given the difference in height from the surrounding ground levels to the surface of the water and even more down to the bottom of the pool when empty however we note:
"Building" - includes any part of a building and includes any structure or erection, but does not include mechanical plant or machinery or gates, fences, walls, or other means of enclosure."
The wall at the back of the pool is 300mm above grade but on the pool side very high. On either side of the pool there are triangular shaped walls to the pool with the tops of the walls following the fall of the land. There is a real risk of people/children accidentally falling into the pool from a height and so guarding would be essential which would of course be 1100mm above ground level on at least 3 sides however such guarding would be permitted development.
3. The Planning Portal states area should be no more than half the area around the 'original house'. The area of the plot is not provided on the application form or anywhere else that we can find. The recently approved extension would not be part of the 'original house' presumably especially as not yet built.

Kind regards,

Gail Waldman

Gail Waldman
Chair, Highgate Conservation Area Advisory Committee