

Eric and Susan McFadden

1a Cholmeley Crescent

London N6 5EZ

29 February 2024

Development Management Support
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London
N22 8HQ

Attn: Mercy Oruwari

Dear Officer Oruwari

Re HGY/2024/0292
Planning application for 1 Cholmeley Crescent, N6 5EZ
Objection on the grounds that the proposed work is out-of-character with its surroundings and would overlook currently private areas

As the next-door neighbours to the property for which planning permission is sought, we write to object in the strongest possible terms to those portions of the above-referenced application which seek to (a) dramatically alter the façade facing the street and (b) add a rooftop terrace. Our grounds: The proposed alterations to the façade are out-of-character with the surroundings and the proposed rooftop terrace would grant a view into our first-floor sitting room from just 1.5 metres away. This would be 'overlooking' of the most egregious sort.

Out of character with the surroundings

Our house, 1a Cholmeley Crescent, and the subject house, 1 Cholmeley Crescent, form one semi-detached unit. The houses lie within the Highgate Conservation Area, which was established in 1967. They were designed and built in 1975 by architects (and brothers) Timothy Robert Boalch and Harry Clyde Boalch on the site of a house that had been destroyed by a bomb in WWII. The two brothers built the houses for themselves and occupied them as the first residents. The Boalch brothers adopted a modern style, but like other houses in the street the new houses were designed to function aesthetically as a pair, built as mirror images of each other.

A quick look at the photos from the street will immediately show that the houses remain an obvious pair, as designed. (The current owner painted 1 black within the last year.) Our first ground for

objection to this application is that the proposed changes to the façade of 1 would completely change its appearance and effectively de-couple the houses, which would no longer function aesthetically as a pair. This alteration would be out-of-character not only with our paired house but with the overall design of other pairs of semi-detached houses in the street.

In addition, we note that the proposed extension of the façade of 1 would violate the Management Plan and Design Guide to the Highgate Conservation Area—Character Appraisal and Management Plan, which states that 'Extensions to the front of properties including porches are generally considered intrusive and where not in keeping with the character of the area, would be unacceptable.' (Page 168)

Overlooking currently private areas

At some point before we bought 1a in 1998, a ground floor extension with a flat roof was added to the back of 1. No such change has been made to our house, 1a, which retains a southerly facing ground floor terrace immediately behind the original house. **See Photo 1.**

Photo 1:



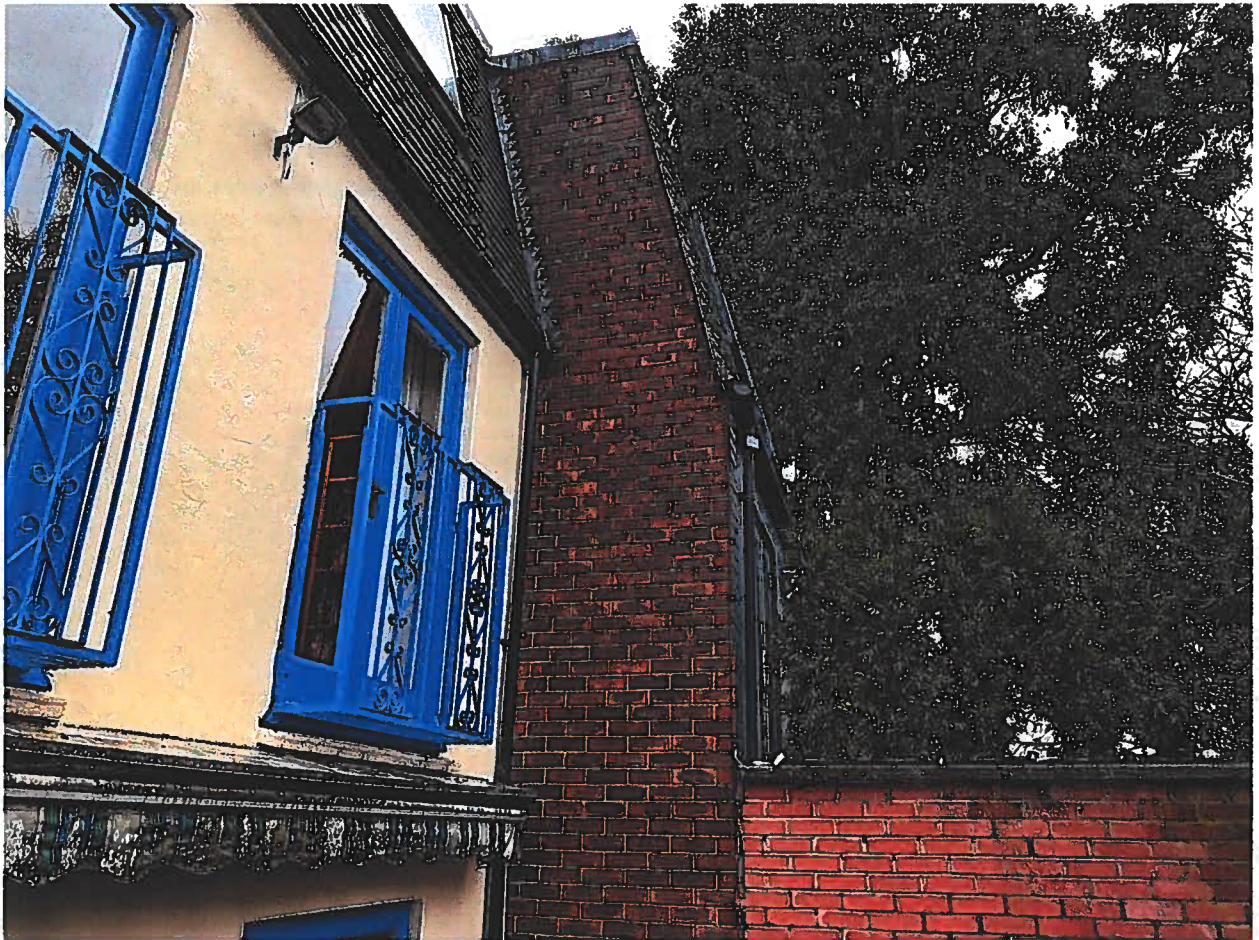
This photo was taken from the 1st floor of 1a, showing our terrace with table, chairs, and grill. Behind the grill is the ground floor extension (used as a conservatory) of 1, with a line of potted plants on the flat roof where the proposed roof terrace would be located.

Photos 2 and 3 (taken from our sitting room and back garden, respectively) are from different perspectives to illustrate the relative positions of our first-floor sitting room and the roof of the ground floor conservatory of 1.

Photo 2



Photo 3



The trees seen here on the rooftop of 1 are a recent addition and are in pots. Some of the photographs in applicant's Design and Access Statement show the potted trees, some do not.

As can be seen in Photo 4 it is just 1.56 meters from the rooftop of 1's conservatory to our French doors in the first floor sitting room. (Both houses currently have similar doors.)

Photo 4:



The closeness of 1's conservatory roof and our first-floor sitting room has never before been a problem, for any previous use of 1's conservatory rooftop was limited to maintenance or building works, to which we made no objection.

However, if a roof terrace is permitted we will have no privacy at all in our sitting room. This is where we relax by ourselves, where we entertain guests, and where our grandchildren play. People will be able to stare right into our home from just 1.56 meters away. This would be an intolerable degree of overlooking into 'previously private areas.' We are not talking about overlooking a garden—although this will of course do that as well, as the roof runs right up to the wall separating our houses, allowing a direct view down onto our small terrace—but looking into our very home. The statement in applicant's Design and Access Statement that 'the scale of the proposed works is considered not to have a harmful impact on the host property or the surrounding area' is untrue.

We therefore ask that this application be denied as to the change in the façade, the creation of a rooftop terrace and the addition of an outdoor stairway connected with the proposed terrace. Thank you for your consideration of this matter.

Respectfully submitted

Eric J. McFadden

Susan Willis McFadden