

HGY/2024/0715 45 Cholmeley Crescent

Application HGY/2023/1684 was refused. One of the grounds for refusal was:-

2. The proposed outbuilding by reason of its size, scale, height and siting would be over-dominant within this plot, out of keeping with the established pattern of verdant gardens and subordinate garden buildings, likely injurious to trees as well as an being overbearing and unneighbourly form of development as viewed from neighbouring properties, contrary to Policies SP11, SP12 and SP13 of the Haringey Local Plan (2017), Policies DM1, DM12 and DM9 of the Haringey Development Management DPD (2017) and Policies DH2, OS2 and DH10 of the Highgate Neighbourhood Plan (2017).

The applicant then asked for permission for a proposal omitting the outbuilding, HGY/2023/2613 .

That was granted permission with the standard condition:-

2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Of course the drawings included 2247-160 Landscape Plan.

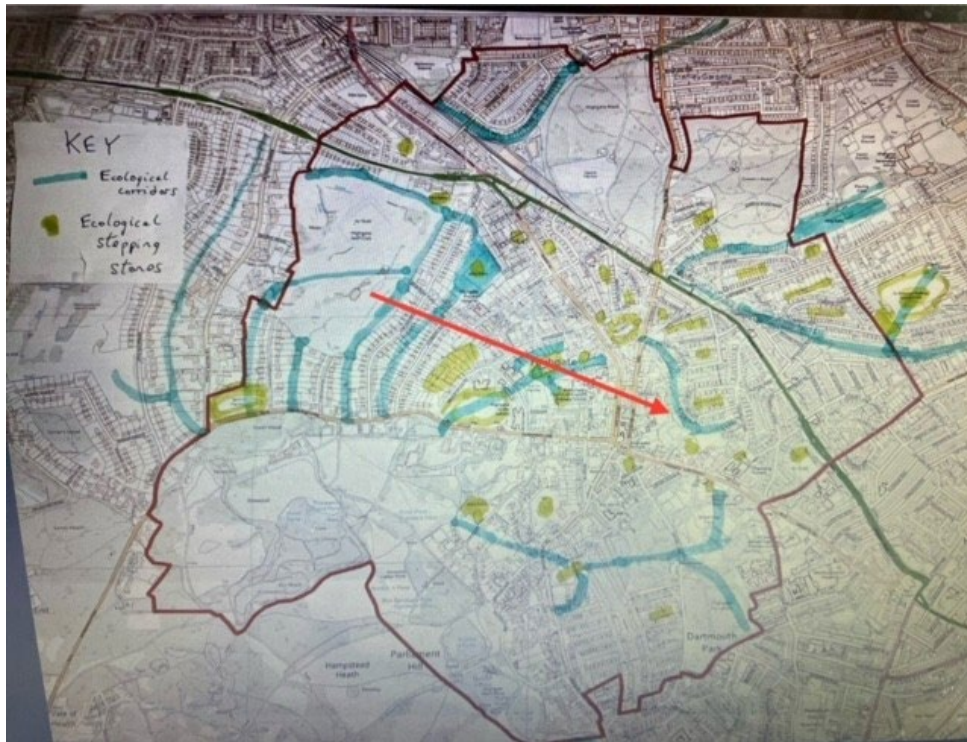
If the applicant is given permission to t go ahead with this project, they will have broken condition 2 for HGY/2023/2613.

That cannot be right.

This is application is virtually the same as that part of previous refused one, HGY/2023/1684, except that the roof is slightly lower.

There is no reference to trees and habitat, no assessment of the impact on trees and habitat in the area.

Please note that this back garden forms part of an ecological corridor in Appendix 3 attached to the HNP. The Highgate Neighbourhood Forum is currently refining and updating the map, which is contributing to the emerging Haringey Local Plan.



This application should be rejected.

Louise Lewis
For Highgate Conservation Area Advisory Committee