Highgate Conservation Area Advisory Committee 8th May 2026

Highgate CAAC objection to HGY/2026/0813 for 64 Sheldon Avenue, N6 4ND

Construction of Single Storey Outbuilding and installation of 6 condenser units at rear; Landscaping and new Planting in front and rear gardens including tree removal; construction of new gates and replacement 1.8m fencing on side and rear boundaries.

Summary

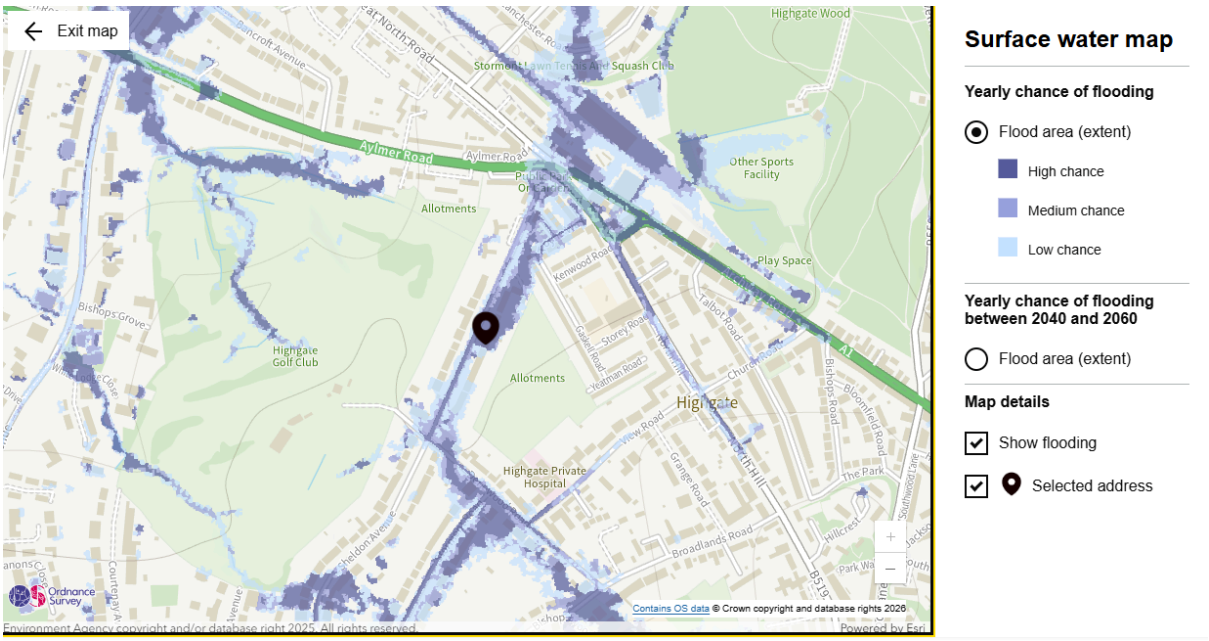
Highgate CAAC objects to this application for very similar reasons to our objection to earlier application HGY/2025/3538 . We do not believe the observations of the case officer, conservation officer and HCAAC on that application have been answered, therefore this application should also be refused. In addition we believe the array of condensers bordering Highgate Allotments is excessive and unacceptable.

Flood risk

As noted in our objection to HGY/2025/3538 and in the case officer's report for that application, this site has a long history of redevelopment. The current house has been under construction since at least 2018 (see Google Streetview, for instance) and is already a very large house with a huge basement which is very likely to interfere with the complex hydrology of this flood prone area.

Picture from early 2021:

The Environment Agency flood risk for surface water in this area is classed as “High”.



The extent and depth of flooding is likely to be even worse in 2040-2060.

The alterations intended to address the likelihood of flooding on this site and the waterlogging of ground on Highgate Allotments immediately behind these properties seem unlikely to be sufficient.

Flooding on Highgate Allotments behind these properties (Feb 2026)

It seems unlikely to us that the proposed green roof on the sizable garden structure, plus attenuation tank will be sufficient to avert a worsening of this problem.

Tree protection

At the time of our earlier objection to HGY/2025/3538 there were no obvious tree protection measures in place. What guarantee is there that trees on and adjacent to the site will be any better protected than they were in February this year?

Will the revised plan for the garden room to be supported on low invasive ground screws driven in by hand tools following drilling to locate major tree roots avoid further damage?

Document *"64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed trees at rear 1064(PLA6)208.pdf"* appears to show that the sizable tree in the middle of the photos below will be cut down. Coming on top of other tree losses over recent years, we view this as unacceptable.

(Photos taken from Highgate Allotments by member of HCAAC on 4th Feb 2026)

Ecological corridors, landscaping, damaging impact on nature

The new application does little to address the damage that will be done to the ecological corridors identified in Annex 3 of the Highgate Neighbourhood Plan (2017) and subsequent work by the HNF, or the loss of garden space since the start of the series of applications over more than a decade, or the lack of greenery proposed in the landscaping plans which appear to feature mainly paving, or the likely light pollution viewed from Highgate Allotments, where there are frequent observations of bats, foxes, numerous species of birds, newts, frogs and other wildlife.

The proposed building will not just be highly visible from the allotments, it will interfere with nature both directly and by lessening the darkness of this more natural refuge for nature.

(Photo taken on 4th Feb 2026)

Condensers and ASHP.

In addition to light pollution, Document *"64 Sheldon Avenue Revised Scheme for outbuilding landscaping etc proposed condeneser units details 1064(PLA6)301.pdf"* proposes an array of five condensers and an ASHP between the proposed garden building and the allotments. This will cause considerable continuous noise which will cause further disruption to nature and to the amenity of Highgate Allotment users.

The Noise Assessment document takes no account of the noise impact on Highgate Allotments. Would the allotments be classed as “other noise-sensitive buildings and premises” or under another heading in Haringey and other policies? The likely noise impact of such an installation seems unreasonable.

We wonder why such an enormous array of condensers is required for a garden building. What activity will be taking place here which requires these units?

In addition, a further condenser - CON/5 - is shown inside an acoustic enclosure. Its location is not entirely clear and should be clarified.

This proposed installation seems excessive and entirely unsuited to the proposed location in an ecological corridor backing onto an allotment site rich in wildlife and a place of valuable respite from urban noise.

New gates

No elevation drawings or images appear to have been provided which show the “construction of new gates” element of the description of these works. If the gates are different from those previously permitted this is unacceptable, as the ever increasing number of high, solid gates and walls in this area are clearly contrary to the character of the Bishop’s Area as outlined in the Highgate CAAMP (2013), but we have no way of knowing whether the proposed gates would add to this damage to the HCA.

Other matters

Other points from our earlier objection also continue to apply, e.g. that the green roof will not mitigate the loss of garden space or greenery in favour of expensive paved areas and that the proposed building should not be used as a dwelling. (The earlier objection is attached for ease of reference.)

Conclusion

Many of our earlier objections and the refusal reasons given in the Case Officer's report for HGY/2025/3538, particularly those about "Design and heritage" and "Trees and landscaping", seem still to be relevant. It is not clear that the differences from the earlier application will make much difference.

In addition the location of numerous condenser units and an ASHP immediately on the boundary of Highgate Allotments seems both excessive and unacceptable.

There is insufficient detail about the new gates referred to in the description.

We believe that this application should be refused.