

4.0 | Planning Policy Context

4.0 | Planning Policy Context

4.1 | Planning Policy and Designations

Planning Policy

The development plan for the site comprises:

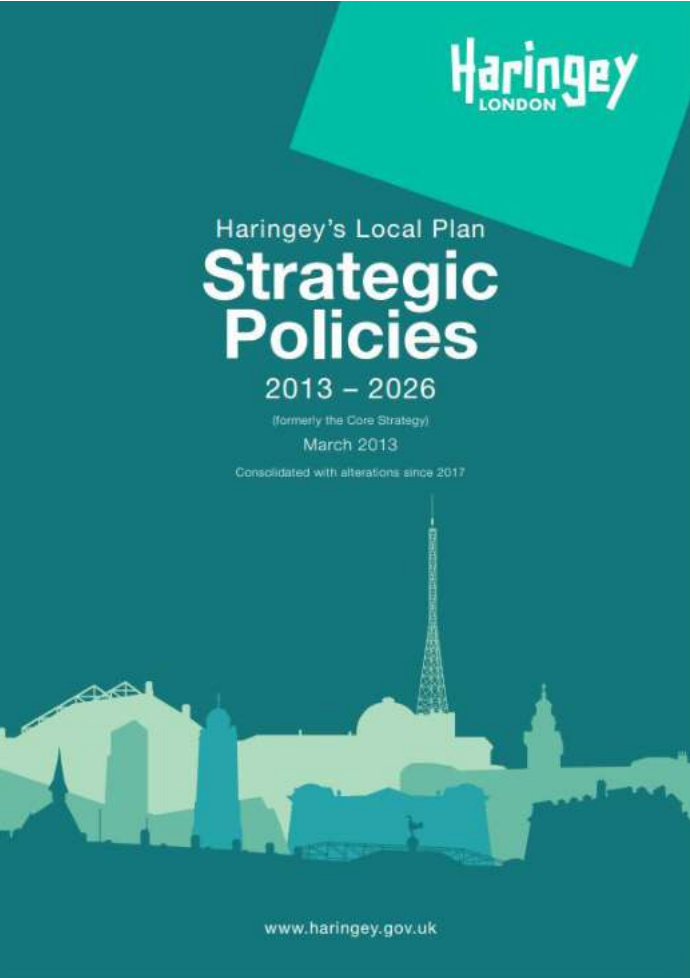
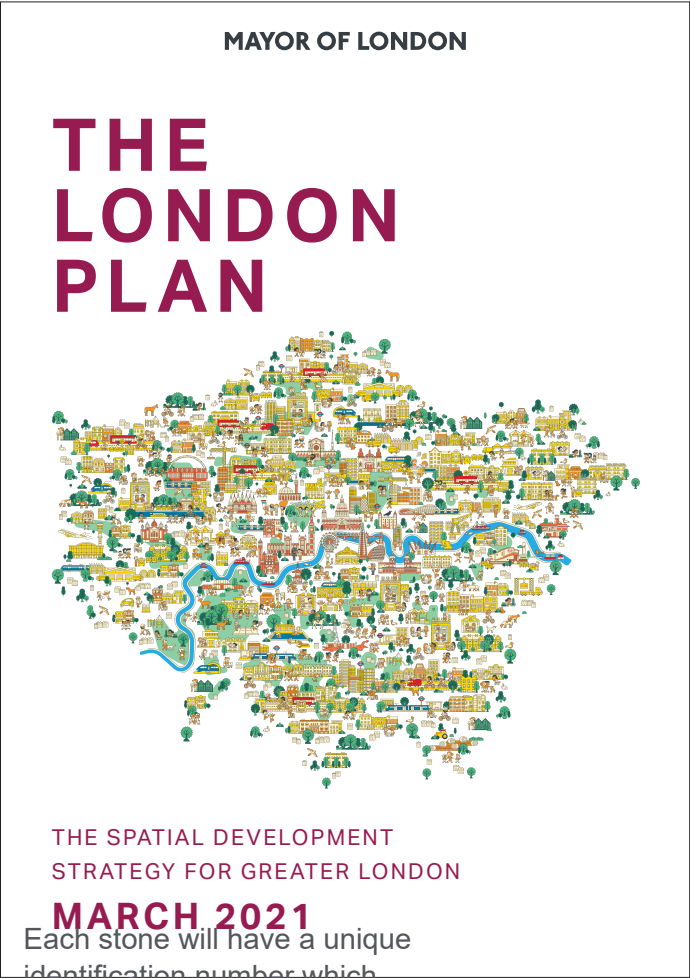
- Highgate School SPD (adopted in March 2021)
- The London Plan (March 2021)
- Strategic Policies 2013 (as amended 2017)
- Development Management Policies 2017
- Site Allocations DPD 2017
- The Highgate Neighbourhood Plan 2017

The London Borough of Haringey is in the process of developing a new Local Plan, however, it is at a very early stage.

Planning Designations

The site is subject to the following designations which are considered in further detail on the following pages:

- Highgate Conservation Area
- Metropolitan Open Land
- Allocation SA41 - Highgate School



4.0 | Planning Policy Context

4.2 | Highgate Conservation Area

The site is included within the Highgate Conservation Area. This Conservation Area was designated on 21st December 1967. A Character Appraisal for the Highgate Conservation Area was prepared and published in December 2013.

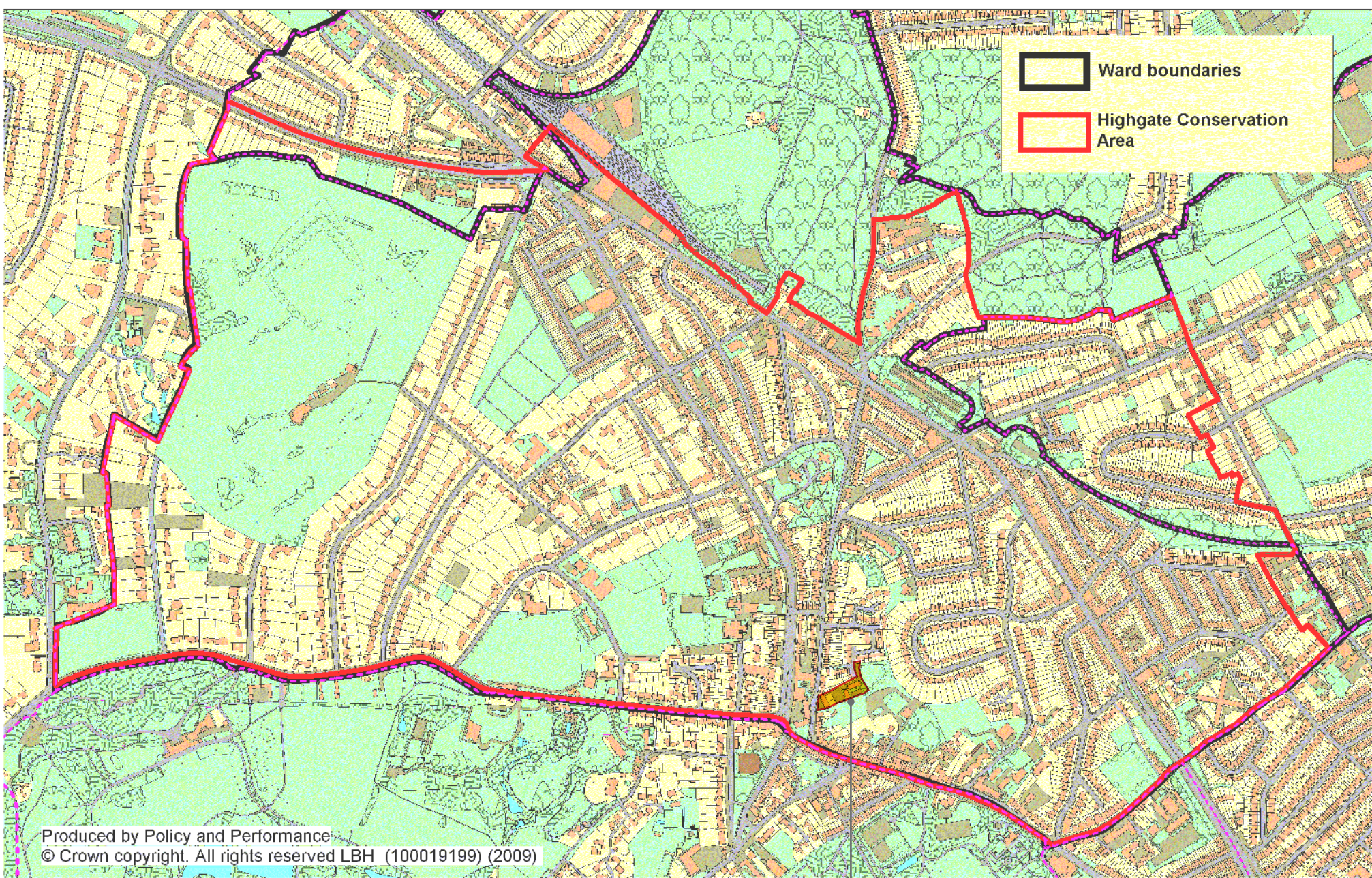
The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green spaces and distant views.

Dyne House occupies a prominent location in Highgate Village and the Conservation Area on Southwood Lane which lies between the southern urban town setting of the High street and the more residential character of the lane further north.

The Highgate Conservation Area Appraisal describes Dyne House as “a five storey and basement teaching building... constructed in brick and concrete. Whilst a good example of its time, the scale of the building does not reflect the established scale and character of the street.”

The appraisal acknowledges the important group of early 18th and early 19th Century houses either side of Dyne House that “vary considerably in height, form and detailing”.

Dyne House is identified as a negative contributor in the Character Appraisal for the Highgate Conservation Area. Furthermore it presents an opportunity for refurbishment and new development which would enhance the area’s character and appearance.



Highgate Conservation Area Map

Dyne House site



4.0 | Planning Policy Context

4.3 | Highgate Bowl & Land With Potential For Open Space Provision

Highgate Bowl is a sweeping curve of approximately 4.4Ha of privately owned, open backland lying to the north of Highgate High Street.

The boundary of the Highgate Bowl abuts the southern boundary of the School's Dyne House site. The site lies outside the designated area of the Highgate Bowl site allocation, as set out within Highgate Neighbourhood Plan and Site Allocations DPD.

The Parade Ground also falls outside of the Highgate Bowl allocation, but within an area of 'Land with potential for open space provision' as defined within Section 4 of the Highgate Neighbourhood Plan (Adopted Version, July 2017). This seeks to protect the Highgate Bowl as a designated open space, and to improve public access to it through limited redevelopment.

The proposal for the Dyne House Site will respect the proposed significant open land boundary and respond to the openness of the Bowl and Parade Ground by positively contributing to the setting and quality of the open space. Access to the Parade ground for wheelchair users will be made possible for the first time, and the new sports surfacing will offer opportunities for potential community uses.



Key:

— Highgate Bowl

— Land with potential for open space provision