

ESTATE PROJECT, RICHARDS MUSIC CENTRE REVISED PLANNING STATEMENT

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SITE ALLOCATION

Quality Assurance

Site name:	Richards Music Centre, Highgate School
Client name:	Highgate School
Type of report:	Planning Statement
Prepared by:	Christian Milner, Principal Planner
Date	10/2025
Reviewed by:	Jonathan Bainbridge, Partner, Planning
Date	10/2025

1.0 Introduction

1.1 This Planning Statement has been prepared on behalf of Sir Roger Cholmeley's School At Highgate ["Highgate School/ the School"] (the applicant). It relates to the proposed development of the Richards Music Centre which is a live planning application under ref. HGY/2023/0315.

1.2 The description of development is:

Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.

1.3 This submission follows extensive pre-application consultation with the London Borough of Haringey, the local community and other stakeholders. This process commenced formally in 2015 (2016 for this specific project) and has been ongoing during the determination of the applications. The original Statement of Community Involvement, prepared by Luther Pendragon, outlines the consultation process and highlights how the proposal has evolved in response. Following the formal submission of the application in February 2023, additional consultation has taken place on a voluntary basis at the initiative of the applicant.

1.4 An Addendum to the Statement of Community Involvement has subsequently been prepared by Bidwells to cover the post-submission public consultation. Furthermore, the updated Design and Access Statement details the revisions made to the scheme since its original submission.

1.5 Highgate School is situated in Highgate, North London and the local planning authority is the London Borough of Haringey.

1.6 The site is within the Highgate Conservation Area and is allocated through 'SA41 – Highgate School'.

1.7 Part of the site is located within the Metropolitan Open Land (MOL), although the existing RMC buildings sits outside of the MOL boundary. Further details are set out within Section 2.

1.8 Each application is accompanied by a number of supporting documents and plans which should be read in conjunction with the Planning Statement, these are listed in Appendix 1

1.9 This statement provides supporting information in respect of the proposed development and a planning policy review, and highlights key issues and considerations which the applications will be determined against. It aims to assist Haringey Council in reaching a considered determination of the applications.

2.0 The School and Estate Project

Highgate School

- 2.1 Highgate School was established in 1565 by a Royal Charter of Her Majesty Queen Elizabeth the First. Sir Roger Cholmeley, the School's Founder, was granted Letters Patent to found 'a grammar school...for good education and instruction'.
- 2.2 It is three schools in one and includes:
- Pre-Preparatory School established in 1993 located in Bishopswood Road. The School teaches pupils in Reception and Years 1 and 2.
 - Junior School established in the nineteenth century on the current location of Dyne House and relocated in 1938 to Cholmeley House in Bishopswood Road. Cholmeley House was demolished in 2014 and a new Junior School was completed for the 2016/17 academic year. The Junior School teaches pupils in Years 3 to 6.
 - Senior School, located in the centre of Highgate Village. The School teaches pupils in Years 7 to 13.
- 2.3 The three schools share facilities across the School's estate which is principally formed of:
- Senior School Campus, incorporating the "Island Site" bound by North Hill (B519) and Southwood Lane (B550) and the "Dyne House" site sitting beyond Southwood Lane to the east and including the subterranean access tunnel;
 - Bishopswood Road Campus, incorporating a) key properties of Mallinson Sports Centre, Richards Music Centre, Junior School, Pre-Preparatory School, b) key openspace and playing fields, and c) various other teaching, administrative and ancillary properties; and
 - Far Field, a playing pitch located some 600m west of the Bishopswood Road Campus and contained by The Bishops Avenue and Courtenay Avenue.
- 2.4 The School is one of Haringey's leading schools and largest employers. As a charity it has developed significant partnership arrangements with a considerable number of Haringey primary and secondary schools. Its position in the Haringey community has been further advanced in 2017 with the establishment of the London Academy of Excellence in Tottenham, with the welcome and active support of Haringey Council. Highgate is the lead academic sponsor of the new school, working in partnership with Tottenham Hotspur Football Club.

The Estate Project

- 2.5 The School was initially established as a boys' only school but is, today, a flourishing co-educational independent school. It needs to ensure that the range of its curriculum, and what it offers in, for example, sport and the arts, remains relevant and of the highest quality in support of its charitable objectives. As part of this, it needs to continue to invest in new and refurbished facilities where, notwithstanding the investment of recent years, there remains a significant task across parts of the estate.

- 2.6 It has been identified by the School that there is a need to invest in the improvement of the following facilities:
- The VIth Form provision;
 - Senior School Drama provision;
 - Senior School Music provision;
 - Science Block; and
 - Internal and external sports facilities.
- 2.7 The current facilities associated with these essential requirements are inadequate either as a result of the increased popularity and opportunities within these academic and extra-curricular areas or as a result of the current provision using ageing and converted buildings and areas of the estate.

VIth Form Centre

- 2.8 VIth Form facilities have evolved over the years and do not provide adequate space for self-study or for socialising. In addition, there are no specific VIth Form teaching spaces which should be laid out in order to promote discussion and student-led learning in preparation for university study. By co-locating VIth Form social areas, support services and teaching spaces the School will facilitate a culture of independence and pre-university readiness.

Senior School Drama provision

- 2.9 The School has introduced Drama as a curriculum subject from Year 7 to Year 13. However, the School's facilities lag behind its ambitions both for teaching and for productions. Drama productions are currently hemmed in by Highgate's facilities. The School cannot currently provide each Senior School student with an opportunity to be in a play. The Estate Project seeks to rectify this.

Senior School Music provision

- 2.10 Pupils who either wish to study academic music and/or learn to play instruments and collaborate as part of ensembles or orchestras have increased at Highgate by circa 33% over the last seven years and the popularity and take-up of music is expected to continue to grow. The School therefore must introduce flexibility into its estate to provide for the continued growth of the popularity of music within our pupil body. In addition, a larger facility is required for the ever-growing orchestras and choirs to rehearse and perform.

Internal and external sports facilities

- 2.11 The School offers sporting excellence employing specialist sporting coaches and currently has sporting facilities, both indoor and outdoor. The Mallinson Sports Centre requires significant maintenance in terms of both upkeep and investment to modernise and substantially improve the facility. The outdoor facilities require improvements to optimise their use in term time and ensure they are fit-for-purpose and welcoming for both users of those facilities and spectators.

Building refurbishment needs

- 2.12 In assessing the opportunities for the academic requirements set out within the brief, the School has considered those buildings and areas of the estate that are in need of substantial repair and maintenance, or general modernisation as they are no longer fit-for-purpose as modern educational environments. It was identified that there was significant investment needed into:
- Senior School Campus: Science Block (internal refurbishment of science laboratories) and the Dyne House site;
 - Bishopswood Road Campus: Dining Hall, Caen Wood Hall, the Mallinson Sports Centre and associated buildings, the Rifle Range and the Richards Music Centre.

Preparing the SPD

- 2.13 The entirety of the School's estate is covered by Allocation SA41 of the Haringey Local Plan Site Allocation DPD (2017). The allocation required the adoption of a Supplementary Planning Document (SPD) which appropriately manages future developments across the Estate.
- 2.14 Whilst the allocation envisaged that this would be in the form of two campus masterplans, it was agreed that given the interconnection of the sites and the need to manage the brief requirements across them, a single comprehensive document should be prepared.
- 2.15 As a material consideration, the SPD should be given weight in the planning balance and it is set out within the independent applications how the requirements of the SPD have been met.

3.0 The Site

- 3.1 The site sits directly to the south of the Junior School Playing Fields and is accessed from Bishopswood Road. See Figure 1 below for the site's location.
- 3.2 The existing Richards Music Centre building is a single storey building with a mansard roof built originally as a sports pavilion for the School before largely being converted for use as a music centre for the Junior School. These music facilities have since been co-located within the new Junior School. The eastern extension, once a base for the School's Estates Department, was converted in 2010 to an IT Data Centre. The other parts of the building are now predominantly occupied by the Sport and Exercise (SpEx) Department. The existing building's layout and its form of construction severely compromise its use for any educational purpose. There are also problems with the building's drainage and foundations.
- 3.3 The unlisted building is not located within the Metropolitan Open Land (MOL) but is located adjacent to the MOL boundary. The Metropolitan Open Land is immediately adjacent to this building, between it and the artificial sports pitches, and is partially tarmacked and used for car parking purposes.
- 3.4 The building lies within the Highgate Conservation Area. The existing site sits within the Highgate Conservation Area, and the conservation area appraisal outlines that the building contributes positively to the character of the area.

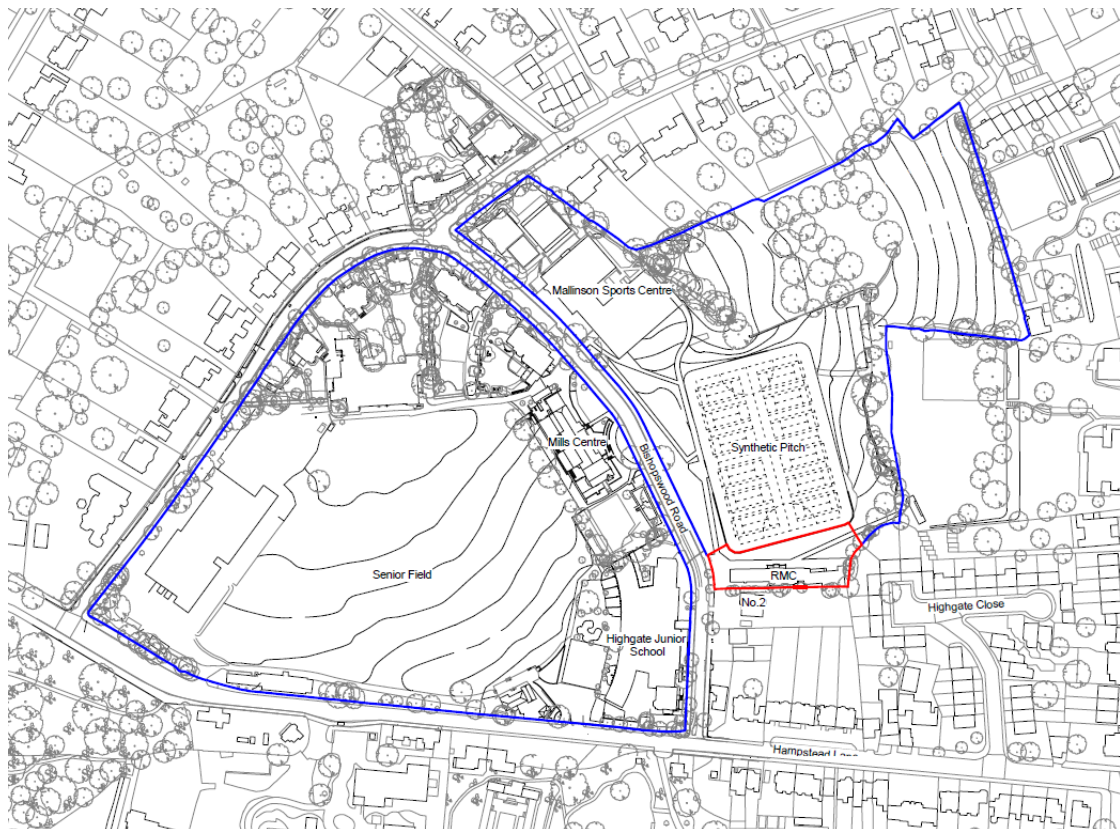


Figure 1 - Site Location

- 3.5 As explained earlier, the site falls within the wider Highgate School Site Allocation SA41.

Planning History

- 3.6 It is considered that there is no relevant planning history on this site.
- 3.7 Adjacent to the site is the School's principal astro-turf, multi-use pitch, constructed following planning permission in August 2008.

PLANNING REF	DESCRIPTION	DECISION
HGY/2023/0331 Highgate School North Road London N6 4AY	Request for a formal screening opinion to confirm if an Environmental Impact Assessment ('EIA') is required in respect of six applications at Highgate School: HGY/2023/0313 (Junior Field Playing Pitches – Decant), HGY/2023/0315 (Richards Music Centre), HGY/2023/0316 (Far Field Playing Fields), HGY/2023/0317 (Science Block), HGY/2023/0328 (Dyne House) and HGY/2023/0338 (Mallinson Sports Centre). This request is made in pursuance of Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as updated).	Not Required 29 Feb 2024
HGY/2023/0315 Richards Music Centre, Highgate School, Bishopswood Road, London, N6 4PR	Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.	Undetermined (this application)

4.0 Proposed Development

- 4.1 The proposed description of development read as:
- “Redevelopment of Richards Music Centre, including complete demolition of existing structure and development of a replacement building of two and a half storeys plus basement, and associated landscaping with improved provision for emergency services, servicing and disabled parking.”*
- 4.2 The existing facilities at the Richards Music Centre are no longer fit for purpose. The proposals seek to create a fully accessible facility with modern teaching spaces, studio theatre and support facilities for the Senior School Drama department, as well as permanent facilities for the Sport and Exercise (SpEx) Department.
- 4.3 The proposals will see the complete demolition of the existing Richards Music Centre. The replacement building will comprise a two-and-a-half storey above ground element featuring a twin mono-pitch roof profile. In addition, there will be a basement storey which will have an enlarged footprint compared to the other floors. This will include male and female changing facilities with direct access to the pitches, the lower element of the Studio Theatre (which will utilise both the basement and ground floor levels), associated storage, WCs and plant rooms etc.
- 4.4 The ground floor will contain the SpEx offices and a main access to the Studio Theatre from the foyer with the associated Control and Switch Rooms.
- 4.5 The first floor will predominantly host drama classrooms, the Drama Office, staff break-out room, associated WC facilities and a balcony which will provide viewing of the pitches. All floors are serviced by a central foyer space.
- 4.6 The proposal will also incorporate significant landscaping improvements in the form of a terraced lawn, informal gardens (to the rear) and a sunken garden to the east of the site.
- 4.7 The GIA of the existing building at the RMC is 624sq.m, and the proposed overall GIA is 1,784 sq.m. This represents an uplift of 1,160sq.m.
- 4.8 It is significant to note that the brief for the RMC proposals is shaped by consultation feedback received elsewhere within the School Estate, principally in relation to Dyne House. The 2016 Design Brief sought to move accommodation from the Dyne House site in relation to Music and Drama in addition to the Sport and Exercise (SpEx) and Combined Cadet Force (CCF) components of the brief.
- 4.9 Following consultation on the 2016 RMC proposals, further revisions were made to the brief as set out at Section 7.1 of the Design and Access Statement.
- 4.10 There have been no changes to the proposed built form since the original submission of the planning application. However, new and revised supporting technical information been prepared, refer to Appendix 1 for a breakdown of the new information.

5.0 Policy Overview

- 5.1 Planning Practice Guidance [‘Practice Guidance’] states that to the extent that development plan policies are material to an application for planning permission the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This reflects section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The primary legislation relating to Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990.
- In relation to development on land within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Development Plan

- 5.3 The development plan consists of:
- London Plan (2021)
 - Local Plan Strategic Policies (2017)
 - Local Plan Development Management Policies (2017)
 - Local Plan Site Allocations DPD (2017)
 - Highgate Neighbourhood Plan (2017).

London Plan

- 5.4 The London Plan (2021) sets out the strategic planning aims and policies for London. It includes a city-wide spatial strategy as well as development management policies for key strategic issues. It is the most recently adopted development plan document.
- 5.5 Of principal importance to the proposals are policies:
- **Policy S3:** ‘Education and childcare facilities’
 - Seeks to ensure there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice.
 - **Policy S5:** ‘Sports and recreational facilities’
 - *“Development proposals for sports and recreation facilities should:*
 - 1) *increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling*
 - 2) *maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges, universities and other community facilities*
 - 3) *support the provision of sports lighting within reasonable hours, where there is an identified need for sports facilities, and lighting is required to increase their*

potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity.”

- *“Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained”*
- **Policy HC1:** ‘Heritage conservation and growth’
 - *“Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.”*
 - *“Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation.”*
- **Policy G3:** ‘Metropolitan Open Land’:
 - Outlines that such land is afforded the same status and level of protection as Green Belt.
- **Policy G4:** ‘Open space’ states that development proposals should:
 - *“not result in the loss of protected open space” and “where possible create areas of publicly accessible open space, particularly in areas of deficiency”.*
- **Policy G5:** ‘Urban greening’ outlines that:
 - *“major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design”*
- **Policy G6:** ‘Biodiversity and access to nature’ states that:
 - *“development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain”.*
- **Policy SI2:** ‘Minimising greenhouse gas emissions’
 - *“Major development should be net zero-carbon”, “should include a detailed energy strategy...” and “A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development”.*
 - *“any shortfall should be provided, in agreement with the borough, either:*
 - 1) *through a cash in lieu contribution to the borough’s carbon offset fund, or*
 - 2) *off-site provided that an alternative proposal is identified and delivery is certain”.*
- **Policy SI7:** ‘Reducing waste and supporting the circular economy’ states that:
 - *“Referable applications should promote circular economy outcomes and aim to be net zero-waste. A Circular Economy Statement should be submitted”.*

Local Plan

5.6 In relation to the proposed development, the most pertinent policies of the Haringey Local Plan include:

- **Site Allocation SA41:** The site forms part of the wider Highgate School allocation (see Appendix 2). The allocation reads as:
 - *“Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.”*

- It states that development shall be pursued in accordance with a future SPD. The Highgate School SPD was adopted in March 2021.
- *"The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation".*
- **Policy SP0:** 'Presumption in Favour of Sustainable Development':
 - *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)"*
- **Policy SP4:** 'Working Towards a Low Carbon Haringey':
 - *"Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey"*
 - *"From 2011 onwards all new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019."*
- **Policy SP9:** 'Improving Skills and Training to Support Access to Jobs and Community Cohesion and Inclusion':
 - *"The Council will encourage the provision and growth of education and training facilities within the borough"*
- **Policy SP12:** 'Conservation':
 - *"The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment".*
- **Policy SP13:** 'Open Space and Biodiversity':
 - *"All new development shall protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development."*
- **Policy SP16:** 'Community Facilities':
 - *"The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities"*

Neighbourhood Plan

5.7 The Highgate Neighbourhood Plan was adopted in July 2017 and now forms part of the development plan. The Neighbourhood Plan includes relevant policies, such as:

- **Policy TR1:** 'Promoting Sustainable Movement'
 - *"New development should promote walking, cycling and public transport use."*
- **Policy OS2:** 'Protection of Trees and Mature Vegetation'
 - *"Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible."*

- *“There should be no net loss of trees as a result of development, and pro rata replacement will be expected”*
- **Policy DH2: ‘Development Proposals in Highgate’s Conservation Areas’**
 - *“Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s conservation areas”*
- **Policy DH7: ‘Basements’:**
 - *“Where basement development does not fall in the scope of permitted development, and where there is evidence that there may be problems with drainage or flooding, applications for basement development will be supported only where they meet the requirements set out within this policy.”*
- **Policy DH8: ‘Refuse Storage’:**
 - *“Where appropriate, all proposals for new buildings will be required to ensure that waste facilities are well designed and sensitively integrated into developments.”*

Material considerations

National Planning Policy

- 5.8 The National Planning Policy Framework [‘the Framework’] represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application or appeal. This includes the presumption in favour of development found at paragraph 11 of the Framework.
- 5.9 Following the submission of the application, in the context of the election of a new government, a revision to the NPPF was published in December 2024 with a view to speeding up the planning process as a tool for powering growth.
- 5.10 Paragraph 100 states that: *“It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
- b) work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*
- 5.11 Key sections of the Framework include:
- Chapter 2: Achieving sustainable development
 - Chapter 4: Decision making
 - Chapter 8: Promoting healthy and safe communities
 - Chapter 9: Promoting sustainable transport

- Chapter 11: Making effective use of land
- Chapter 12: Achieving well designed places
- Chapter 13: Protecting Green Belt land
- Chapter 14: Meeting the challenge of climate change, flooding and coastal change
- Chapter 15: Conserving and enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment.

5.12 In respect of policies relating to Metropolitan Open Land, it is set out that the same tests are to be applied as for Green Belt. The policies are set out at Section 13 of the Framework and reviewed in detail at Section 7 of this Planning Statement.

5.13 Supporting the Framework is a series of online Practice Guidance which is also considered a material consideration in the determination of planning applications.

Highgate School SPD

5.14 The Highgate School SPD was formally adopted in March 2021. The SPD was developed in partnership between Haringey Council and Highgate School; the document exists to shape and form future planning applications. As such, it has been a key document in the preparation of this planning application.

5.15 It sets out:

- *A comprehensive approach to the effective planning and delivery of new accommodation to meet the long-term needs of the school and to support enhanced community use and benefits.*
- *That applications for the strategic proposals identified in this SPD should be brought forward simultaneously to enable them to be considered holistically and comprehensively.*
- *A strategic review of the School's estate should be carried out at least once every 10 years, hence the life span of this SPD.*
- *Aspirations for development of the School within the life span of this SPD.*

5.16 The SPD states the following in relation to development on MOL at the Richards Music Centre:

"However, whatever its quality, the Council is required in accordance with the NPPF to assess whether the proposals for the development of any of this land satisfy the relevant test of 'very special circumstances' having regard to the policies of the statutory Development Plan and National Policy. If the Council considers that a Very Special Circumstance case has been made, it must be convinced the amount of MOL impacted is the minimum necessary to deliver on the proposals and that the remaining area of the MOL is appropriately enhanced¹.

¹ We would note that a VSC case is only required where development is considered inappropriate. There are exceptions where development may not be considered to be inappropriate – we consider this further, below.

The building lies within the Highgate Conservation Area. The building contributes positively to the character of the area, and so any justification for redevelopment would therefore need to be based on a clear understanding of the public benefits set against the significance of the building in accordance with NPPF paragraph 196 (less than substantial harm).

Subject to the above being demonstrated, the Council will look favourably on the redevelopment of the Richards Music Centre to provide additional and enhanced educational accommodation, the location of drama and changing facilities and access onto the synthetic pitch. This is subject to the consideration of heritage impacts which includes an assessment of how the existing building contributes to the Highgate Conservation Area demonstrated in a Heritage Impact Statement.”

- 5.17 In relation to forthcoming applications at Richards Music Centre, the SPD states that the Council will expect any redevelopment scheme to:
- *provide a replacement building of higher architectural quality than the existing building;*
 - *fully respect the envelope created by a detailed daylight/sunlight assessment and minimise the potential impact of any increased height or massing on adjoining residential properties;*
 - *ensure that any adverse effects on the amenity of the surrounding area are minimised, in particular loss of daylight/sunlight, overlooking and noise pollution at 2 Bishopswood Road;*
 - *respond to the Metropolitan Open Land directly in front of the site and, if appropriate, to have regard to the guidelines set out in Section 5;*
 - *basement development will be acceptable in principle subject to the carrying out of a Basement Impact Assessment and accordance with Highgate Neighbourhood Plan Policy DH7;*
 - *preserve and enhance the character of the Highgate Conservation Area; and*
 - *respect and enhance the view across the Metropolitan Open Land.*

6.0 Statement of Consultation

- 6.1 Luther Pendragon have produced a Statement of Community Involvement which has been submitted in support of this application. For robust understanding of the consultation undertaken by the School the Statement of Community Involvement should be read alongside this Planning Statement.
- 6.2 In addition, an Addendum to the Statement of Community Involvement has been prepared by Bidwells. This covers the community engagement that took place following the formal submission of the applications.
- 6.3 As noted earlier, it is important to note that significant revisions to the scope of the Dyne House project have required facilities initially proposed for Dyne House in 2015 to be provided elsewhere within the estate. The detailed relationship between the sites is set out within the Highgate School SPD and therefore not repeated here.

Quality Review Panel

- 6.4 All applications forming the Estate Project were considered at a meeting of the Haringey Quality Review Panel on 2nd February 2022, with formal written feedback received on 15th February 2022.
- 6.5 The meetings were attended by four Panel members, the School's estate team, the design teams led by Hopkins Architects and Ed Toovey Architects, Bidwells and key officers from the Haringey Council.
- 6.6 Overall, the meetings were extremely positive. Feedback being constructive and relating to detail of the proposals across the various schemes presented.
- 6.7 The Panel's summary in relation to the RMC proposals are repeated verbatim as follows:

"The panel thanks the design team for their presentation and feels that the scheme has the potential to create an attractive and successful building. The approach to landscape and greening is supported, and the panel is comfortable with the technical incursion into Metropolitan Open Land. The building now relates well to Bishopswood Road, and the interface with the neighbouring houses is comfortable, with no risk of overlooking or overshadowing. The panel feels that the elevations and materials are well-judged, and that the roof form is a good solution. The approach to sustainable design is commended, although the panel would like to see the extent of glazing tested, to ensure that this is optimised."

Development Management Forum & Pre-application Committee

- 6.8 At the request of the planning authority, the School took part in an online Development Management Forum on 19th October. This meeting allowed members of the public to raise issues and ask questions of the project team. Where necessary the scheme has been revised to address comments made.

- 6.9 Finally, the School attended the meeting of the Pre-Application Planning Committee on 7th November 2022 at Tottenham Town Hall. This provided the opportunity for the School and the design team to present the schemes and take questions from members of the Planning Sub-Committee.

Post Submission

- 6.10 Following the submission of the applications in January 2023 the applicant has engaged in further consultation with the local community. Please refer to the Addendum to the Statement of Community Involvement for further information.

7.0 Planning Assessment

7.1 The key policy issues in relation to the development are:

- Principle of Development
- Metropolitan Open Land
- Design
- Fire Strategy
- Daylight Sunlight
- Noise
- Flood risk
- Drainage
- Basement Impact
- Heritage
- Sustainability
- Overheating
- Landscaping
- Biodiversity
- Air Quality
- Transport
- Archaeology

Principle of development

7.2 Paragraph 100 of the NPPF states that local authorities should give “great weight” to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications. This paragraph further states work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

7.3 London Plan Policy S3 seeks to ensure that there is a sufficient supply of good quality education and childcare facilities to meet demand and offer educational choice and London Plan Policy S5 promotes the enhancement of sporting provision, the co-location of services between providers. The policy notes: *“Where facilities are proposed on existing open space, boroughs should consider these in light of policies on protecting open space (Policy G2 London’s Green Belt, Policy G3 Metropolitan Open Land and Policy G4 Open space) and the borough’s own assessment of needs and opportunities for sports facilities, and the potential impact that the development will have.”*

- 7.4 Local Plan Policy SP16 states that the Council will work with its partners to ensure that appropriate improvement and enhancements, and, where possible, protection of community facilities and services are provided for Haringey's communities.
- 7.5 The development proposals allow the Drama Department to have modern facilities to satisfy pupil demand for the subject. In addition, the proposals will also provide SpEx offices and sports changing facilities for pupils with direct access onto the multi-use sports pitches.
- 7.6 Other locations were considered across the School's estate to host the required facilities for the Drama Department. The original architectural brief provided this accommodation at the Dyne House site. However, in response to the consultation process the Dyne House proposals were reduced in scale, and therefore, were unable to meet the requirements of the School. Following a wider site search across the School's estate, it was determined that the Richards Music Centre site provided the only suitable location; considering academic/operational requirements and site/policy constraints.

Metropolitan Open Land

- 7.7 Although the existing building sits wholly outside the MOL, the proposed new building will be partly constructed in the MOL.
- 7.8 In development plan terms, London Plan Policy G3 identifies that MOL is afforded the same level of policy protection as the Green Belt.
- 7.9 The policy states:

"A Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:

1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt

2) boroughs should work with partners to enhance the quality and range of uses of MOL.

B The extension of MOL designations should be supported where appropriate. Boroughs should designate MOL by establishing that the land meets at least one of the following criteria:

1) it contributes to the physical structure of London by being clearly distinguishable from the built-up area

2) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London

3) it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value

4) it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

C Any alterations to the boundary of MOL should be undertaken through the Local Plan process, in consultation with the Mayor and adjoining boroughs.

MOL boundaries should only be changed in exceptional circumstances when this is fully evidenced and justified, taking into account the purposes for including land in MOL set out in Part B”.

7.10 The NPPF (2024) states that *“Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”* (paragraph 154). However, seven exceptions to this policy are set out, including:

- *...b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- *g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.”*

7.11 Where these exceptions do not apply, inappropriate development is *“by definition, harmful to the Green Belt and should not be approved except in very special circumstances”* (paragraph 153).

7.12 It continues, stating that *“Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”* (paragraph 153).

Appropriate development

7.13 The precise boundary of the MOL designation is noted in the detailed plan at 4.4 of the Design and Access Statement as repeated below.

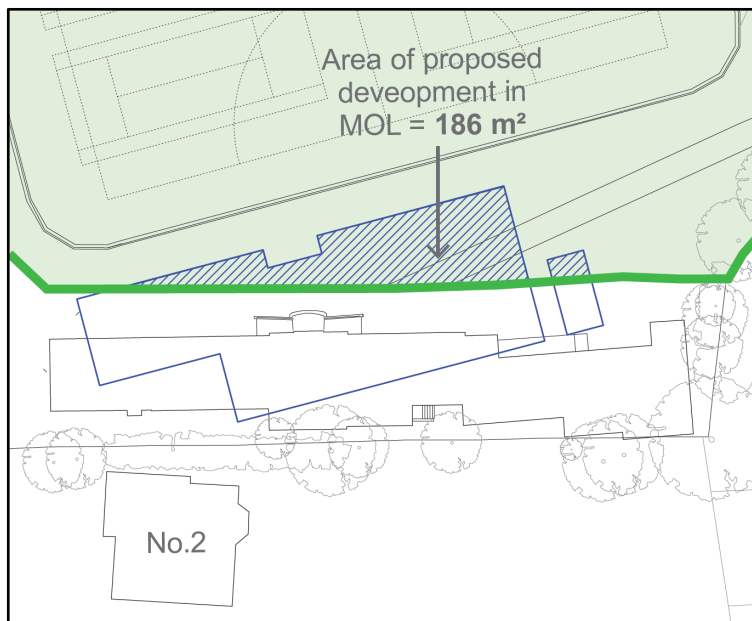


Figure 2 - MOL Conflict

- 7.14 It demonstrates that the orientation of the building – a requirement of the consultation process and the need to respond appropriately to the neighbouring residential development – results in the building conflicting with the MOL designation by approximately 186 sq.m.
- 7.15 London Plan Policy G3 Part B establishes the four criteria for designation of MOL:
- *“it contributes to the physical structure of London by being clearly distinguishable from the built-up area*
 - *“it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London*
 - *“it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value*
 - *“it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria”*
- 7.16 In this case, it is considered that the site contributes little to any of the criteria – especially in consideration of the strategic London wide/ national contribution that is set out in each point.
- 7.17 Given that the proposed development provides for an appropriate facility in relation to an existing use for outdoor sport and recreation, that the function does not undermine the strategic function of MOL and that openness is maintained, it is considered that the development should be assessed as an exception to Paragraph 149.
- 7.18 Further, the quality of this specific area of MOL is highly relevant to any assessment being made. The area adjacent to the existing building is partially tarmacked and used lawfully for parking of cars. The wider MOL designation at this location is dominated by the existing multi-use sports pitches which will remain.
- 7.19 In this respect, and contrary to its designation, it is not open land in the sense that it is absent of development. Accordingly, we conclude that the development preserves openness and can be considered to be an appropriate facility.

Very special circumstances – a fallback position

- 7.20 Whilst it is concluded the proposed development does not constitute inappropriate development, in the event that the decision-maker does not agree, in the alternative, we provide a very special circumstances case.
- 7.21 The existing RMC building sits completely outside the MOL but the north face of the building forms the MOL boundary. The proposals seek a minor encroachment into the MOL on to an area of defensible boundary which otherwise has little or no contribution to the purpose of the specific MOL designation. The area in question is partially tarmacked and is currently used for vehicle parking, a pathway and low value grassland.
- 7.22 The revised positioning of the building on an axis parallel with the full size synthetic sports pitch rather than the site boundary is a direct response to daylight/ sunlight constraints associated with the adjoining residential land use. Responding to this constraint is a requirement of the Highgate School SPD, which, according to the development plan, must be followed.

- 7.23 The minor encroachment will allow for a suitably sized development to meet the School's needs. It should be noted that the need for the proposed quantum of development on this site arises from the design evolution of the proposals at Dyne House; the proposals at RMC have enabled the height of the proposed buildings to the rear of Dyne House to be reduced in response to the consultation process.
- 7.24 With regards to the proposals at RMC independent advice of the QRP stated:
- "The panel is satisfied that the incursion into Metropolitan Open Land is justified, particularly given the additional greening brought by the scheme, compared to the current condition."*
- 7.25 Finally, the School wishes to highlight that previous proposals have sought to remove development from the MOL where it can improve the overall function of the designation. In this respect, during the preparation of an application for the new Junior School facility (application ref. HGY/2012/2346) it was agreed to remove almost 570 sq.m of development from MOL at Senior Field; offsetting the conflict of 186 sq.m, it is considered that, overall, the School has overseen the enhancement of MOL in recent years.
- 7.26 Furthermore, the GLA have provided a Stage 1 Report (3 July 2023), the summary of regarding the land use principles which considered the impact of the three scheme that impact MOL stated that:
- "The sites are within land designated as Metropolitan Open Land (MOL) and the proposals are inappropriate development. However, given the minor projection of the Mallinson Sport Centre and Richards Music Centre into MOL and the temporary nature of the decant building, with well-considered design approaches, **GLA officers are satisfied that there would be very special circumstances to outweigh the harm to MOL.** The Council should nevertheless ensure that the various local benefits proposed would be appropriately secured as part of any planning permission." (emphasis added)*
- 7.27 It is therefore concluded that the overall impact on the MOL is negligible and that the design response has been formulated such that the impact is minimised as much as is physically possible, maintaining overall openness. The following very special circumstances would clearly outweigh the potential harm to the MOL as well as all other planning harm which results from the proposed development:
- The School's Accommodation Need Statement which outlined the requirements for the additional facilities proposed at the RMC;
 - Paragraph 100 of the NPPF states that LPAs should *"give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on application"*;
 - The scope of the development has been revised to relocate elements of the brief from other areas of the estate in response to neighbourly matters;
 - The axis of the development is responding to local site constraints as required by the Highgate School SPD;
 - The quality of the area to be developed is poor, being tarmacked and used for the parking of vehicles – thus offering no contribution to MOL purposes;

- The proposed development will enhance the overall recreational and sporting function of the wider MOL designation;
- There is no more preferable site in planning terms upon which the required accommodation could be provided;
- The proposed development at RMC has enabled a reduction in the scale of the proposals at Dyne House, while enabling the School to meet modern academic demands

7.28 Therefore, should the decision-maker consider that very special circumstances be necessary, considering the nature of the minor impact or harm, it is wholly considered that the necessary high bar of policy protection is overcome with other considerations to counter any impact. In this respect, the balance of VSC is achieved and the proposal is compliant with the development plan.

Design

- 7.29 London Plan Policy D3 requires that development should make the best use of land by following a design-led approach, ensuring that development is of the most appropriate form and land use for the site. Development proposals should relate positively to their locality. Development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. This means ensuring that development is of the most appropriate form and land use for the site. Form and layout of buildings and spaces should enhance local context by positively responding to local distinctiveness. Furthermore, Local Plan Development Management Policy DM1 highlights that all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.
- 7.30 Highgate School SPD states redevelopment should “*ensure that all new development is of high architectural quality and responds to the surrounding streetscape (Policy SP11)*”.
- 7.31 The submission is supported by a Design & Access Statement prepared by Hopkins Architects, which sets out a detailed design rationale and documents how this has been influenced and revised through consultation with the community, design/ conservation officers and the independent QRP.
- 7.32 The overarching aim of the design is to make the most efficient use of the site, while minimising the visual impact of the proposals. The use of a basement level has enabled the proposals to achieve a relatively modest above ground form, while enabling the School to provide modern facilities as required.
- 7.33 Overall, it is considered that the proposals have been design-led, well thought-out and have resulted in high architectural quality respectful to local context, particularly cohesive with the design of the adjacent Junior School. On balance, it is considered that the proposals are of appropriate design, scale and mass.

Accessibility

- 7.34 London Plan Policy D5 expects development proposals to achieve the highest standards of accessible and inclusive design.
- 7.35 In stark contrast to the existing building, the proposals include a wheelchair accessible lift that will be designed to meet current standards of AD Part M as a minimum. All new doorways on routes to be used by people in wheelchairs will have 300mm offsets and will be a minimum of 800mm wide per leaf unless power operated or held open. All corridors allow ample width for disabled users and doors and corridors will be designed to standards to facilitate easy movement for wheelchair users. Doors on all circulation routes will either be on hold-open devices or designed with a minimum opening force of less than 30 Newtons.
- 7.36 Further detail can be found within the 'Accessibility Statement' section of the accompanying Design and Access Statement.

Fire Strategy

- 7.37 The proposals are supported by a Fire Statement prepared by AECOM. London Plan Policies D5 "Inclusive Design" and D12 "Fire Safety" are both relevant policies. The proposals comply with Policy D12 as set out in the Statement.
- 7.38 There will be a dedicated refuge space or evacuation lift in every stair core at every level. Step free egress has been provided in the central escape stair via an evacuation lift. However, the Statement highlights the proposed development does not comply with Policy D5 of the London Plan, due to the remaining two stepped escape routes not providing fire evacuation.
- 7.39 Policy D5, Part B, 5) states that development proposals should:
- "be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building."*
- 7.40 The main lift core for the building has a fire evacuation lift servicing all floors and directly accessible from the central lobby. However, in discussion with Council Officers it has been a deliberate decision not to include fire evacuation lifts at the remaining escape routes. The following justification is provided:
- 7.41 In respect of the half stair from the SpEx changing facilities directly onto the multi-use sports pitches, providing a fully compliant fire lift would require a significant lift shaft which would result in conflict with wider development plan policy. Specifically, the proposals have been carefully developed to ensure as little impact on the MOL as possible, hence the design decision for the inclusion of the basement levels. In accordance with building regulations, there will continue to be a fully accessible route for students or staff who are disabled or have ambulatory impairments. This will be via the fire evacuation lift in the lobby, where occupants will be able to access the ground floor and then travel via the access ramp running parallel to the multi-use sports pitches. A dedicated refuge space is provided.

- 7.42 In respect of the two stairs to the east of the building, the proposals incorporate a sunken garden/courtyard with stairs leading to the ground floor level. A similar approach is adopted, and a dedicated refuge space is proposed at all necessary locations.
- 7.43 Also to the east of the building there is a set of stairs leading from the first floor that is accessed via a bridge. Figure 4 below shows the location of the proposed external dedicated refuge space
- 7.44 The impact of providing a fire evacuation lift in this location would result in the massing of the scheme becoming unacceptable. As set out in Chapter 6 and in greater detail within the accompanying Statement of Community Involvement, the proposals were reduced at its eastern end in response to consultation feedback from the adjoining neighbours. This ensures the outlook over the MOL is maintained from properties on Highgate Close as much as possible. This is illustrated in Figure 3, overleaf.

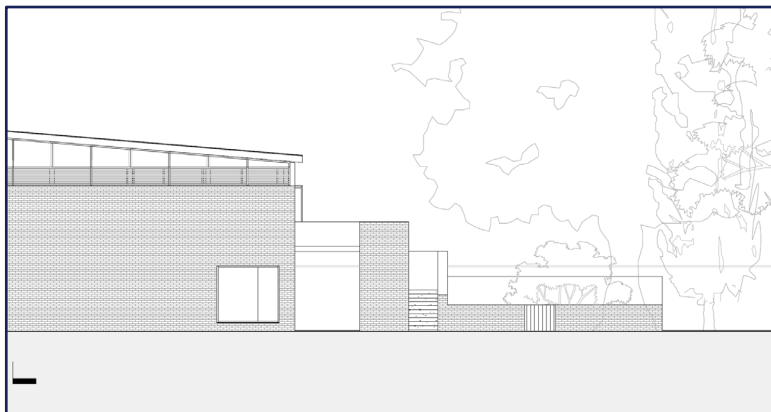


Figure 3 - As proposed, drawing no. 2410 Rev L

- 7.45 The design team undertook exploratory investigations to understand the scale of a fire evacuation lift in this area (see Figure 4 below). Due to the massing required to incorporate a fire evacuation lift in this external core, the result would have been a tall and bulky structure, in part due to the need to incorporate a significant lift overrun.

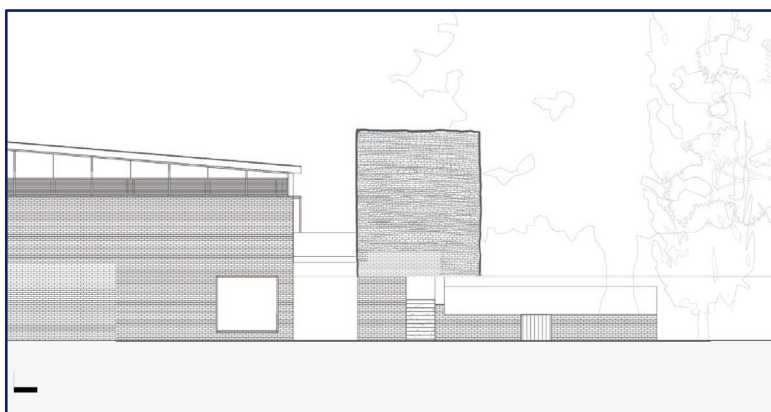


Figure 4 - A mock-up of the scale of the lift overrun required to have a fire evacuation lift in this location

- 7.46 Due to the previous concerns raised by adjoining residents during the consultation process, and the resulting reduced massing to the eastern site, it was considered that incorporation of a fire evacuation lift would have a detrimental impact. In light of the proposals being fully compliant with

the necessary building regulations, it is considered that there is sufficient justification to depart from London Plan Policies D5 and D12 in part.

Daylight Sunlight

- 7.47 The Council's planning policy seeks to safeguard daylight and sunlight to existing building and points to the guidance published in BRE Report 2019, *Site Layout Planning for Daylight and Sunlight: A good guide to practice*.
- 7.48 A Daylight & Sunlight Report has been prepared by Anstey Horne in support of the planning submission. The results show that all the neighbouring properties assessed achieve full adherence to the BRE guidelines in terms of both daylight and sunlight under the proposed condition. In some cases, there are light gains with the proposed development in place, especially relating to 2 Bishopswood Road.
- 7.49 In conclusion, the layout of the proposed development follows the BRE guidelines and will not significantly reduce sunlight or daylight to existing surrounding properties. Therefore, Haringey's planning policy on daylight and sunlight to neighbouring will be satisfied.

Noise

- 7.50 Local Plan Development Management Policy DM23 states that where an activity with the potential to generate noise is proposed a Noise Assessment should be submitted in support of the application. An Environmental Sound Survey Report has been produced by AAD in support of this application. The Report concludes that:

"An environmental sound level survey has been undertaken at the proposed development site of the Richards Music Centre, Highgate School to establish the prevailing background sound levels at the site with respect to the installation of new building services plant equipment. The nearest appropriate assessment location is the adjacent residential premises at 2 Bishopswood Road to the south of the proposed development site.

Based on the results of the survey, mechanical plant sound emission criteria have been proposed in accordance with BS 4142, to be achieved at the worst affected window of the nearest appropriate assessment location.

A full plant sound emission assessment will be completed to discharge any planning conditions regarding sound."

- 7.51 In terms of noise impact the proposals should be considered acceptable subject to a suitably worded condition ensuring M&E equipment complies with the necessary performance criteria.

Flood Risk

- 7.52 London Plan Policy SI12 looks to ensure that developments minimise and mitigate flood risk and address any residual flood risk. Similarly, Local Plan Strategic Policy SP5 requires all

development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk.

- 7.53 Local Plan Policy DM24 (Managing and Reducing Flood Risk) seeks to ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding. All proposals for new development will be required to: manage and reduce surface water run-off; and manage water and wastewater discharges.
- 7.54 Whilst the site is situated in Flood Zone 1 and is less than 1Ha, a Flood Risk Note has been produced by Expedition (July 2022) to be read in conjunction with the Site Wide Flood Risk Assessment produced by Edenvale Young (September 2019).
- 7.55 The Flood Risk Note concludes that:
- “This note has been produced to accompany the Highgate School Campus Development site wide FRA to address the Supplementary Planning Document (SPD) requirements. No significant risk of flooding has been identified for the Site and the site wide FRA concludes that the proposed developments within Richard Music Centre have an acceptable level of flood risk within the terms and requirements of NPPF.*
- A surface water drainage strategy has been developed and sets out how surface water will be managed to protect the proposed development from flooding and ensure flood risk is not increased elsewhere. Emergency storage has been provided at the basement pumping stations, to prevent flooding in the event of a failure of the pumping station. The drainage strategy also sets out a maintenance schedule, to minimise the risk of blockage and malfunction of the drainage system and minimise residual risks of flooding. New hardstanding surfaces will fall away from entry thresholds, in particular at any openings into the basement.*
- The Highgate School Campus Development site wide FRA and this site-specific flood risk note are believed to satisfy the SPD requirements of the LLFA.”*
- 7.56 Therefore, it is considered that the proposed development will be acceptable in accordance with the development plan.

Drainage

- 7.57 Policy SI13 of the London Plan sets out that proposals should aim to achieve greenfield run-off rates and sets a preference for green over grey features in line with the policies defined drainage hierarchy. Development proposals for impermeable surfacing are acceptable where it has been demonstrated that they can be shown to be unavoidable. Local Plan Policy DM25 outlines that all proposals for new development must seek to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy. The Council requires Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design; the policy then sets out the requirements for various types of development.
- 7.58 Expedition have produced a Sustainable Urban Drainage Statement. This looked at various SuDS option and the one that will be adopted will see surface water drainage flows be attenuated in a below ground attenuation tank before being discharged into the surface water sewer. The attenuation tank will be located between the proposed building and Bishopswood Road and has been sized for a 1 in 100 year +40% event.

7.59 All foul drainage that flows from ground level and above will discharge by gravity to the Thames Water foul sewer on Bishopswood Road. The foul drainage that flows from showers, WCs and plantroom gullies within the basement will be pumped.

7.60 The Statement concludes that:

“Attenuation structures will be designed to capture, and store all storms up to 1-in-100 year +40% Climate Change event the detailed design of which will follow post approval. It is expected that the planning authority will control the approval of these details via planning condition.”

“With these controls in place, it is considered that the scheme is compliant with the development plan in respect of flood and drainage matters.”

7.61 With these controls in place, it is considered that the scheme is compliant with the development plan in respect of flood and drainage matters.

Basement Impact

7.62 The basement level is a necessary feature of the proposed design, to help reduce the size of the above ground proposals and to minimise impact on the MOL while meeting the needs of the School. Accordingly reflecting the requirements of the development plan, a Basement Impact Assessment (BIA) has been prepared by Expedition.

7.63 The report finds that there is potential for some localised ground movement associated with the local geology. This is concluded to be limited to ‘Category 1 – Very Slight’.

7.64 Reflecting this risk, the proposed structural solution includes an embedded piled retaining wall which will eliminate the need for open excavation. A proposed monitoring and mitigation strategy is also established.

7.65 The School is committed to engaging with its long-term neighbours and will ensure every possible step is taken to ensure there is no impact felt outside the site.

7.66 LB Haringey SuDS Officer provided formal consultation comments:

“In relation to the basement impact assessment submitted, based on the information presented, the conclusion set out within the report that the proposed basements will not be detrimental to the region in terms of groundwater, slope stability and surface flow and flooding are accepted.”

7.67 The proposals accord with the development plan in this respect.

Heritage

7.68 Local Plan Strategic Policy SP12 (conservation) states that *“The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The borough’s heritage assets include Statutory Listed Buildings”*.

- 7.69 Local Plan Strategic Policy SP12 (conservation) states that *“The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The borough’s heritage assets include Statutory Listed Buildings”*.
- 7.70 Neighbourhood Plan Policy DH2 (Development Proposals in Highgate’s Conservation Area) states that *“Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate’s Conservation Areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.”*
- 7.71 Paragraph 203 of the NPPF (2024) states *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.”*
- 7.72 A Heritage Statement has been prepared by Bidwells in support of the application. A detailed Heritage Statement is provided as part of the application deliverables. It concludes that the Conservation Area, and the School’s estate, is found overall to be of an *“exceptionally high-quality built environment, reflecting the full array of architectural movements throughout the eighteenth, nineteenth and twentieth centuries.”*
- 7.73 The Statement continues, stating: *“In contrast the building within the site presently falls short of this standard, failing to reflect the otherwise high architectural quality of the both the conservation area. This is primarily due to the cumulative impact of successive extensions and alterations creating a somewhat anomalous disjointed appearance”*.
- 7.74 The emerging proposals have been discussed at length with the Council’s design and conservation officers, concluding with an independent assessment by the QRP.
- 7.75 Overall, it is considered that the sympathetic redevelopment of the site, using a contextual but contemporary design, is considered to uphold the high quality of modern development in the area. Overall, the statement concludes that the *“impact to the conservation area is therefore considered to be neutral, preserving its character and appearance.”*
- 7.76 Accordingly, the proposals preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible.
- 7.77 The Heritage Statement concludes: *“The proposals are therefore considered to accord with Section 72 of the 1990 Act, and in causing no harm to the significance of the Conservation Area, the relevant policies of the NPPF are satisfied, in addition to local heritage policies.”*
- 7.78 The proposals are acceptable in heritage terms and satisfies the relevant planning policies.

Sustainability

- 7.79 A detailed overarching Sustainability Statement has been prepared by AECOM to demonstrate how the development responds to the development plan with a particular emphasis upon the London Plan 2021 standards which are widely regarded as being at forefront of planning policy in sustainability terms. Underpinning this document is an Energy Strategy, Whole Life Carbon Assessment and Circular Economy Statement.
- 7.80 In response to comments from LB Haringey's Carbon Management Team, the School's sustainability consultant for these proposals (AECOM) have prepared Carbon Management Planning Responses Technical Note (Aug 2025). This followed a meeting held on 10th March 2025 between AECOM, Highgate School, Haringey's Carbon Management team and the Case Officer.
- 7.81 In responding to the comments provided by Haringey, the design of the building has been updated to incorporate more efficient lighting. This has had the result of improving the carbon savings after the "be lean" stage of the energy hierarchy to 5% compared to 0% reported in the RMC energy statement dated 2022, as well as increasing the overall savings after all stages of the energy hierarchy to 47%. Following these improvements, the updated headline carbon emissions and savings at each stage of the energy hierarchy are outlined with Tables 1 and 2 of the Carbon Management Planning Responses Technical Note (Aug 2025).

Energy

- 7.82 In respect of energy, the building has been modelled against a baseline compliant with Part L 2021. The approach taken is to aim for a consistent incremental improvement across the most energy efficiency parameters, avoiding reliance on exceptionally demanding specifications and retaining flexibility and scope for optimisation during detailed design.
- 7.83 Consideration has been given to achieving a balance between reducing energy demands and the avoidance of overheating. Based on the proposed fabric and energy efficiency measures, the regulated carbon emissions were calculated to be 5.4 tCO₂/year. The building matches the baseline building carbon performance through energy efficiency alone. The limitations on energy efficiency savings despite the good building fabric and services specifications are outlined within the sustainability report.
- 7.84 In respect of London Plan 'Be Clean', a desktop review has noted that there are no existing district heat networks near to the site. Through pre-application discussion, consideration has been given to connecting to the wider school site, but it is judged that such an approach is not practicable due to plant space requirements and the introduction of additional heat losses. Despite this, the design of the proposed M&E systems will allow for connection to a district heat network in future if one is developed and plant space for plate heat exchangers could be accommodated if required.
- 7.85 Considering on-site CHP, this is recognised as no longer being a low carbon option and was discounted at an early stage.
- 7.86 As no connection to a district heating network or on-site CHP system is proposed, no carbon savings are reported from the 'Be Clean' stage of the energy hierarchy.

- 7.87 However, there is an opportunity to consider 'Be Green' in detail. To this end, a feasibility assessment of low and zero carbon technology options for the site found GSHP and PV panels to be suitable for the development. Other technologies were ruled out due to site constraints, air quality, noise and access issues or incompatibility with the preferred options.
- 7.88 Accordingly, ground source heat pumps are proposed to provide heating, cooling and some hot water to the building. Detailed design will ensure that the ground temperature is not excessively lowered, and that good efficiency can be maintained. Hot water demand to changing and shower areas will be met with air source heat pumps. Other smaller hot water demands (in WC and kitchenette areas) will be met by direct electric water heaters to avoid storage and distribution losses. Calculations suggest this approach could save 5% of regulated baseline emissions.
- 7.89 Some 136 sq.m of photo-voltaic "thin film" panels will be installed at 15% nominal efficiency is proposed which has a peak power of 20.4 kW
- 7.90 In total, the overall emissions saving against the baseline, is now 47% beyond Building Regulations Part L (an improvement from the 43% as stated).
- 7.91 As an improvement in the on-site regulated carbon savings is now proposed compared to that in the originally submitted energy statement, a reduced carbon offset payment is now proposed. The offset payment proposed for RMC is now £8,068.

Whole Life Carbon

- 7.92 A Whole Life Cycle Carbon Assessment is submitted. It notes that the operational carbon is responsible for 21% of the WLC of the development, while 79% is attributed to the embodied carbon of the building materials, facilitating works and external works. Opportunities to provide improvements in embodied carbon are set out within the report and will be considered as the project progresses.

BREEAM

- 7.93 In line with Local Plan Strategic Policy SP4, the proposed development will achieve a minimum BREEAM rating of 'Very Good' and will endeavour to achieve 'Excellent' through the detailed design phase.
- 7.94 Finally, good practice environmental design, including good daylight, ventilation and acoustics will contribute to occupant health and wellbeing. Water efficient fittings will reduce water demand.
- 7.95 The development will exceed policy requirements by achieving an Urban Greening Factor of 0.313 and an overall net gain in biodiversity following delivery of the proposed landscaping scheme.
- 7.96 On balance and noting the significant social and economic benefit arising from the education provision, it is considered that the development complies with the relevant development plan policies when read as a whole.

Overheating

- 7.97 During pre-application discussion and consultation, it was noted that the extent of glazing may result in overheating of the building. To address this issue, the Energy Statement includes an overheating risk analysis. The document concludes that detailed modelling and iterative design ensures that TM52 overheating criteria are achieved in accordance with planning policy.
- 7.98 Further responses to queries on overheating from the Carbon Management Team are addressed in the Carbon Management Planning Responses Technical Note (Aug 2025).

Landscaping

- 7.99 The proposed development incorporates a comprehensive landscape strategy prepared by Robert Myers Associates.
- 7.100 The main landscape will be formed of a tiered grass terrace and a sunken garden to the east of the building. In addition, there is a proposed garden to the rear of the building which provides a breakout space for pupils, while there is also a terraced area to the rear of the building for staff.
- 7.101 In line with Policy OS2 of Neighbourhood Plan, the proposals will retain mature trees and vegetation where appropriate. A supporting arboricultural impact assessment identifies the removal of one low quality tree but overall there will be an uplift in planting with new trees proposed to fill any gaps in the coverage along the boundary. The proposals also provide details of the extensive planting areas, including the proposed species of trees and an indication of the plant mixes.
- 7.102 Complementing the soft landscape, high-quality hard landscaping including Yorkstone Setts and Slabs are to be proposed. The rear garden will also feature a variety of furniture defined by a timber decking paved surface and defined at the edges by areas of brick.
- 7.103 The QRP Panel had the following comments on the proposed landscaping at RMC:
"The increase in planting and trees across the site is welcome, and the panel is particularly supportive of the two gardens, created by the building's set back and amended orientation."

Urban Greening

- 7.104 Included within the Landscape Statement is an Urban Greening Factor calculation which resulted in a score of 0.313, this is in excess of the target of 0.3 as outlined by London Plan Policy G6.
- 7.105 It is considered that the proposals have taken significant steps to ensure that high quality landscaping and greening of the site can be achieved; it is considered that the proposed development accords with the development plan.

Biodiversity

- 7.106 London Plan Policy G6 expects development proposals to manage biodiversity and achieve biodiversity net gain. Local Plan Policy SP13 states all development shall protect and improve sites of biodiversity and nature conservation, contribute to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities.
- 7.107 As set out within the Landscape Statement and Landscape Masterplan, the site will see significant landscaping improvement. This will include the planting of six new trees and widespread planting of varied herbaceous perennials. The proposed landscaping works will increase the biodiversity of this site.

Air Quality

- 7.108 Local Plan Development Management Policy DM23 places emphasis on proposals to improve or mitigate air quality buildings of occupier of the development and the borough as a whole and London Plan SI1 requires new development to be at least Air Quality Neutral. An Air Quality Assessment has been produced by AECOM, this concludes that the proposed development is air quality neutral.
- 7.109 The dust risk assessment undertaken by Highgate School has set out the required mitigation in order to ensure there are no adverse effects as a result of the construction of the proposed development.
- 7.110 LB Haringey's Carbon Management (Pollution) Team provided a consultation response on 06.04.2023 and stated that there was no objection on air quality subject to conditions. The applicant is happy to accept the proposed conditions, apart from no.5 (Combustion and Energy Plant) which relates to gas boilers of which none are proposed within the RMC proposals, therefore the condition would not be applicable.

Transport

- 7.111 NPPF paragraph 116 stipulates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 7.112 The site is located in a sustainable location, accessible by walking, cycling and public transport services, in the form of local buses, school services and London Underground services. Staff and pupils access the site either from Bishopswood Road, where controlled and uncontrolled crossings link to the Junior School, or from an internal, private footpath via St Michael's Primary School, leading to the Senior School Campus.
- 7.113 With the exception of Bishopswood Road, the local highway network is part of a Controlled Parking Zone. No existing road safety hotspots have been identified and the accident rates are not predicted to increase as a result of the proposed development.

- 7.114 Provision is made for cycle parking only for staff based in the building which can be extended if demand requires. Pupils will only visit this building as they are based and register in the morning in the Senior School in Highgate Village where cycle parking is provided. Pupils are not allowed to cycle between School sites during the School day. Outside of the School day anyone visiting the building can use the additional parking available in front of the Junior School just opposite the gates from Bishopswood Road into this site.
- 7.115 The proposals will see the existing informal car parking for circa a dozen cars rationalised into two disabled parking spaces. It is not anticipated that there will be an increase in staff or pupil numbers as a result of the proposed development. As such, there will be no discernible impact on the local pedestrian, cycle infrastructure or local public transport services. The scheme is designed to contribute to making a better street environment, with benefits for the School's users (pupils, staff and visitors) and the whole community. It contributes to the overall aims set out in TfL's Healthy Streets approach and the Mayor's Transport Strategy.
- 7.116 The Transport Statement concludes that:
- "The development proposals are consistent with local, regional and national planning policy, including the Highgate SPD. No adverse impact on the local highway or public transport infrastructure are anticipated by the proposals, as a result of there being a limited number of additional trips associated with the proposed development. The proposals are instead anticipated to have a beneficial impact by creating a better and more inclusive street environment. As such, there is no reason to refuse the application on highway grounds."*
- 7.117 Consequently, it is considered that the proposals are acceptable in terms of their transport impact.
- 7.118 Transport Planning Associates (TPA) have prepared an estate wide "Active Travel Zone / Healthy Streets Assessment – Technical Note" (Oct 2023) as requested by LB Haringey's Transport Officer.

Archaeology

- 7.119 An Archaeological Desk-Based Assessment has been undertaken by Compass Archaeology. This concluded that given the lack of historic development across the site prior to the later-19th century and the subsequent level of landscaping and ground disturbance this later development required it is not deemed likely that any archaeologically significant deposits will be affected.
- 7.120 Furthermore, during the statutory consultation process the Greater London Archaeology Advisory Service (Historic England) provided comment and stated that no further assessment and no conditions are necessary.
- 7.121 The proposal is compliant with the development plan in archaeological terms.

8.0 Conclusions

- 8.1 The proposals form a key part of the School's programme of redevelopment, refurbishment and modernisation across the estate. As a result of revised briefs elsewhere within the estate, the proposals seek to provide a new location for the Drama Department, while also improving the sporting facilities by providing changing areas with direct access onto the multi-use sports pitches, alongside SpEx office space and storage.
- 8.2 The proposals have been sensitively designed to mitigate potential impacts on the amenity of the neighbouring occupiers, including noise, and daylight & sunlight to the neighbouring properties, with consideration given to the outlook from the neighbouring properties to the rear at Highgate Close.
- 8.3 The proposed landscaping works are a considerable improvement. The proposed SuDS attenuation will provide benefits for residents by reducing flood risk. Furthermore, the building is considered to be sustainable, including a 47% reduction in baseline emissions beyond Part L.
- 8.4 In heritage terms the proposals are considered to preserve the character and appearance of the Conservation Area and have taken opportunities to enhance it where possible. The proposals are therefore considered to accord with Section 72 of the 1990 Act, and in causing no harm to the significance of the Conservation Area, the relevant policies of the NPPF are satisfied, in addition to local heritage policies.
- 8.5 Whilst there are elements of the proposed development which result in conflict with the Metropolitan Open Land, it is considered that the exceptions to inappropriateness apply. Nevertheless, we set out how the benefits of the scheme manifestly outweigh any harm to the MOL, demonstrating that very special circumstances exist to justify approval. It is noted that the GLA confirmed within their Stage 1 Report that their officer's consider that the development constitutes inappropriate development but are satisfied that there would be very special circumstances to outweigh the harm to MOL.
- 8.6 We review the remaining development plan policies in detail within this statement and we conclude that the proposals are compliant with them when read as a whole. Further, we find that there are no material considerations which weigh against this conclusion. Rather, the material considerations add further support to the approval of the scheme.
- 8.7 As the development accords with the development plan when read as a whole, it therefore benefits from the presumption in favour of sustainable development. Consequently, the development proposals should be approved without delay.

APPENDIX 1

SUBMISSION DOCUMENTS

KEY	
	Latest version
	Superseded
	As originally submitted

ORIGINAL SUPPORTING INFORMATION	REVISED OR NEW SUPPORTING INFORMATION
Planning Application Form and Certificates	As originally submitted.
Site Location Plan	As originally submitted.
Existing and proposed drawings as set out in the table below	Please refer to the table below
Air Quality Assessment	As originally submitted.
Arboricultural Method Statement ➤ Tree Protection Plan ➤ Arboricultural Impact Assessment (Drawing)	As originally submitted.
Archaeological Assessment	As originally submitted.
Basement Impact Assessment	As originally submitted.
Circular Economy Statement ➤ Appendix A	As originally submitted.
Constriction Management Plan	As originally submitted.
Covering Letter	As originally submitted.
Daylight and Sunlight Assessment	As originally submitted.
Design and Access Statement	Design and Access Statement (July 2025)
Dust and Emissions Assessment	As originally submitted.
Ecological Impact Assessment (Oct 2022) ➤ Ecological Impact Assessment (May 2016)	As originally submitted.
Energy Statement ➤ Energy Statement Appendices	As originally submitted.
Fire Statement	As originally submitted.
Flood Risk Assessment (Estate Wide)	As originally submitted.

Floor Risk Note	As originally submitted.
Heritage Statement	As originally submitted.
Landscape Statement ➤ Landscape Masterplan	As originally submitted.
Noise Impact Assessment	As originally submitted.
Operational Waste Management Note	As originally submitted.
Outline Methodology & Construction Logistic Plan	As originally submitted.
Statement of Community Involvement	As originally submitted.
N/A	Statement of Community Involvement Addendum (Oct 2025)
SuDS Statement	As originally submitted.
Sustainability Statement	As originally submitted.
Transport Statement	As originally submitted.
Tree Survey	As originally submitted.
Whole Life Carbon Assessment ➤ WLC Appendix A ➤ WLC GLA Template	As originally submitted.
N/A	Carbon Management Planning Responses - Technical Note (Aug 2025)
N/A	Estate Wide Biodiversity Enhancements (Aug 2025)
N/A	Estate Wide Programme Review & Construction Traffic Forecast (Aug 2025)
N/A	Addressing the Need: The School's Strategic Redevelopment Plan
N/A	Active Travel Zone / Healthy Streets Assessment – Technical Note (Oct 2023)

DRAWING TITLE & DRAWING NO.	NEW OR REVISED DRAWING
Location Plan A_HS-RMC2_2000 Rev F	As originally submitted.
Estate Wide Plan - Site Application & Ownership Boundaries A_HS-RMC2_2010 Rev A	As originally submitted.
Landscape	
Landscape Masterplan	As originally submitted.

RMC-LDA-ZZ-00-DR-L-100	
Existing	
Existing Ground Floor Plan A_HS-RMC2_2200 Rev F	As originally submitted.
Existing Site Elevations – North A_HS-RMC2_2250 Rev F	As originally submitted.
Existing Site Elevations – South A_HS-RMC2_2251 Rev F	As originally submitted.
Existing Site Elevations – East A_HS-RMC2_2252 Rev F	As originally submitted.
Existing Site Elevations – West A_HS-RMC2_2253 Rev F	As originally submitted.
Proposed	
Proposed Site Plan A_HS-RMC2_2300 Rev G	As originally submitted.
Proposed GA Basement Plan A_HS-RMC2_2310 Rev M	As originally submitted.
Proposed GA Ground Floor Plan A_HS-RMC2_2311 Rev M	As originally submitted.
Proposed GA First Floor Plan A_HS-RMC2_2312 Rev M	As originally submitted.
Proposed GA Roof Plan A_HS-RMC2_2313 Rev M	As originally submitted.
Proposed GA Elevations - North and South A_HS-RMC2_2410 Rev M	As originally submitted.
Proposed GA Elevations - East and West A_HS-RMC2_2411 Rev M	As originally submitted.
Proposed GA Long Section Through Foyer A_HS-RMC2_2510 Rev L	As originally submitted.
Proposed GA Long Section Through Stairs and Sunken A_HS-RMC2_2511 Rev F	As originally submitted.
Proposed GA Cross Section Through Foyer A_HS-RMC2_2512 Rev L	As originally submitted.
Proposed GA Cross Section Through Lecture Theatre	As originally submitted.

A_HS-RMC2_2513 Rev F	
Proposed GA Cross Section through offices/pitch connection stair A_HS-RMC2_2514 Rev F	As originally submitted.
Proposed GA Cross Section through Bishopswood Road A_HS-RMC2_2515 Rev C	As originally submitted.
N/A	Elevation West proposed Long Context with RMC 1182_GE_015 June 2023
N/A	General illustrations 3 - 3D CAD white model context view 1182_V_003_ Aug 2023
Other	
GIA and GEA Existing and Proposed A_HS-RMC2_9105 Rev D	As originally submitted.

APPENDIX 2

SITE ALLOCATION

SA41: HIGHGATE SCHOOL



Proposed Site Allocation

2.119 Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the landholdings.

Commentary

2.120 The site falls within the Highgate Conservation Area. The school essentially occupies two campuses- the more prominent one at the junction of Highgate High Street and North Hill; the other within the Bishops sub-area of the conservation area. The site has a prominent position, both in terms of the location as well as status within the wider area. Whilst the aesthetic value of buildings would have to be considered based on individual proposals, the site has high communal and historic value.

2.121 Highgate School aims to expand to continue to meet the education needs of local schoolchildren. Additionally the school represents a significant landowner within the Highgate area. The Council will work in conjunction with the School to prepare a Supplementary Planning Document which appropriately manages future developments on this landholding.

Address	Highgate School, North Road & Southwood Lane, Highgate, N6		
Site Size (Ha)	15.63	PTAL Rating	1b-3
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	School grounds		
Ownership	Single private freehold		
How site was identified	Existing pre-applications		
Planning applications	Highgate Conservation Area Metropolitan open land: Highgate School Playing Fields Locally listed buildings: Bishopswood Road, Castle Yard, Osborne Road Listed buildings: The Highgate Tabernacle, Highgate School – Old School Building, Highgate School Chapel, War Memorial at Highgate School, and many adjacent		
Indicative Dev' Capacity	None identified.		

Site Requirements

- Development on the site shall be in accordance with a future SPD. The SPD will take the form of two campus masterplans that take a comprehensive approach to the effective planning and delivery of new accommodation to meet the long term needs of the school and supporting enhanced community use and benefits.
- These will focus on creating improved management and quality of provision, potentially including new buildings.
- Open space should be made as accessible as possible in line with Policy DM 20.
- The site lies within the Highgate Conservation Area and development should preserve or enhance its appearance as per the statutory requirements.
- Development should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.

Development Guidelines

- The objectives of the Highgate Bowl site should be considered on any properties that fall into this site allocation.
- A Supplementary Planning Document will be developed by the Council in line with the Council's Statement of Community Involvement. This will take the form of masterplans to guide development on these sites, and ensure development comes forward in a co-ordinated manner. This will consider in more detail issues regarding heights and design.
- Any Masterplanning should give appropriate regard to the open character of the Bowl as well as the character of the Bishops area.
- A flood risk assessment is required for any development. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.



Highgate School



Highgate, Primary School

