

Planning Department
London Borough of Haringey
Alexandra House
10 Station Road
Walton Street
London N22 7TY

CBRE

CBRE, Inc.
Henrietta House
Henrietta Place
London
W1G 0NB

+44 7741506562

james.middleton@cbre.com
www.cbre.com

24th February 2026

Submitted via Planning Portal: PP-14694281

Dear Neil,

St Mary's Church of England Primary School, N8 7QN

On behalf of our client, St Mary's Church of England Primary School (hereafter referred to as 'the Applicant'), please find enclosed a full planning application for the following development in relation to St Mary's N8 CE Primary School, Rectory Gardens, (hereafter 'the site'):

'Multipurpose canopy and south-facing façade screening system with external alterations.'

St Mary's Primary School currently operates across two sites: Church Lane (also known as St Mary's Infant School) which is for 'Lower Phase' pupils comprising of early years foundation stage (nursery), reception and years 1 and 2 (pupils ranging from 3-7 years age). The 'Middle Phase and Upper Phase' for years 3-6 is currently based at the Rectory Gardens Site.

Through discussions with Haringey Council Education, it has been agreed that both sites will be merged and consolidated to the Rectory Gardens site, which will accommodate all year groups from nursery through to Year 6. The Church Lane site will be handed back to the Council.

This application makes up part the wider improvement strategy at the Rectory Gardens Site which is located in a large, utilitarian 1960s building very much of its time in terms of design and thermal performance.

In support of this application, please find enclosed the following documentation:

- Application and CIL Forms (prepared by CBRE Planning);
- Planning Statement/Letter (prepared by CBRE Planning);
- Design and Access Statement inc. Structural Engineering Statement and Sustainability Statement (prepared by OpenStudio Architects, OR Consulting Engineers Ltd., and EngineersHRW);
- Flood Risk Assessment (prepared by Infastruct CS Ltd.);
- STM_PE_00 - Site Location Plan (prepared by OpenStudio Architects);
- STM_PE_01 - Existing Site and Context Plan (prepared by OpenStudio Architects);
- STM_PE_02 - Existing Ground Floor Plan (prepared by OpenStudio Architects);
- STM_PE_03 - Existing Roof Plan (prepared by OpenStudio Architects);
- STM_PE_04 - Existing South and West Elevations (prepared by OpenStudio Architects);
- STM_PE_05 - Existing Courtyard West Elevation (prepared by OpenStudio Architects);
- STM_PE_06 - Existing Sections (prepared by OpenStudio Architects);
- STM_PP_01 - Proposed Site and Context Plan (prepared by OpenStudio Architects);

- STM_PP_02 – Proposed Ground Floor Plan (prepared by OpenStudio Architects);
- STM_PP_03 – Proposed Roof Plan (prepared by OpenStudio Architects);
- STM_PP_04 – Proposed South and West Elevations (prepared by OpenStudio Architects);
- STM_PP_05 – Proposed Courtyard West Elevation (prepared by OpenStudio Architects), and
- STM_PP_06 – Proposed Sections (prepared by OpenStudio Architects).

This application has been submitted via the Planning Portal under the reference **PP-14694281**. The planning fee has been calculated as £383.00 (including £85.00 service charge + VAT) and has been paid in full.

The Site

The application site (indicated in **Figure 1**) comprises an area of 530m² and is made up of the façade and canopy screening at St Mary's Church of England Primary School's Rectory Gardens Site. The Site Location plan below indicates where within the School Site the proposed development will occur.

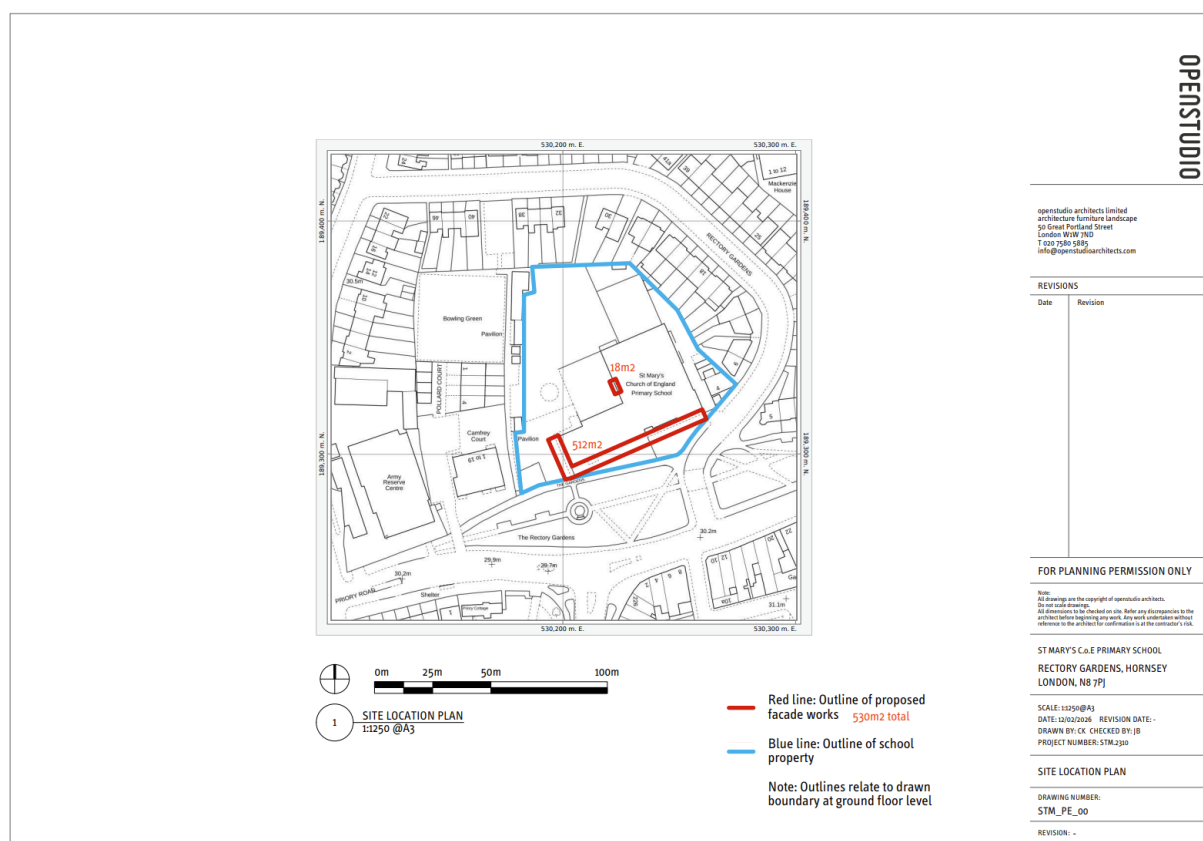


Figure 1 – Site Location Plan

St Mary's Church of England Primary School is located within the administrative area of the London Borough of Haringey (Haringey Council). The site fronts Rectory Gardens, with both vehicular and pedestrian access to the school being provided from here.

The site does not comprise or Statutory or Locally Listed Building nor is it situated within a Conservation Area, albeit Hornsey High Street Conservation Area is situated directly adjacent to the south of the site.

To the south of the site are the Rectory Gardens and the High Street which are both located within the Hornsey High Street Conservation area. To the east and north of the site are located 2-3 storey terraced houses with rear gardens that border onto the school property. To the west of the site two apartment buildings of 4 stories are located: Camfrey Court which overlooks Rectory Gardens and Priory Road to the south and the newer Pollard Court located adjacent to the bowling green with rear gardens backing onto

the bowling green alley. The Hornsey Bowling Club is located to the north west of the site with a pedestrian access path to the south onto Rectory Gardens that runs parallel to the school's west boundary.

Pre-application

This application is being submitted off the back of a pre-application with Haringey Council which was held on 13 August 2025 (pre-app ref. PRE/2025/0204) in which the canopy and façade screening system was proposed to case officer Nathan Keyte and Carbon Management Officer, Biplav Pageni. The Council did not consider there to be any in principle concerns with the proposal but stated the proposal would careful design consideration.

The Applicant presented the proposed development which has not significantly changed from that presented in the pre-application meeting.

Relevant Planning History

The following table sets out the relevant planning history at the Site.

LPA Reference	Description of Development	Decision Type/Date
HGY/2026/0112	Extension to the existing school to provide a new building under permitted development Class M of Schedule 2, Part 7 of the General Permitted Development Order	<i>Awaiting Determination (TDD 12.03.26)</i>
HGY/2015/1265	4no. new build classrooms in an extension on the first and second floor to the rear of the building in between the existing staircases with associated internal remodelling	Permitted: 29/06/2015
HGY/2013/2087	New entrance to existing school building comprising new powder coated aluminium double doors, fencing and canopy.	Permitted: 03/12/2013
HGY/2000/0567	Removal of small window to front elevation to be replaced with larger window. Reduction in size of other window opening at rear to be replaced with smaller window.	Permitted: 30/06/2000

A key application included in the table is application reference. HGY/2026/0112 which is currently awaiting validation (at the time of writing) with LBH. This application is for a Certificate of Lawfulness confirming the lawful development of an extension to the school under Class M of Schedule 2, Part 7 of the General Permitted Development Order. This applications is also a part of the wider improvement strategy mentioned above.

Proposed Development

New Canopy and Façade Screening

A new canopy and south façade screening system are proposed. The canopy provides a shelter for outdoor play areas for the relocated Early Years Foundation Stage (EYFS) and is located on the southern and western elevations. The canopy will extend 4m from the façade and will be located between ground and first floor level. The canopy will be of lightweight aluminium materiality supported by steel columns and will be RAL 6010 (light green) in colour.

The façade screening is proposed to address existing overheating issues in classrooms along the south facing façade which has extensive glazing. Each floor will benefit from screening with the modules fixed to the existing frame and the angle of the screening being determined to ensure optimal shading. The screening will be of lightweight aluminium materiality supported by steel columns and will be RAL 6010 (light green) in colour.

External Alterations

The application also seeks minor ground-floor alterations to the existing main building including the installation of new doors within the west, south, and courtyard-facing west facades, providing direct access to the entrances and adjacent outdoor play areas for the relocated EYFS provision.

Further details of the proposals can be found within the Design and Access Statement which accompanies this submission.

Planning Policy

This section provides an overview of the key national, regional, and local planning policies relevant to the application. The Town and Country Planning Act (the “1990 Act”) and the Planning Compulsory Purchase Act 2004 (“the 2004 Act”) establishes the legislative basis for town planning in England and Wales. Together these acts establish a “plan led” system which requires planning authorities to determine planning applications in accordance with the statutory development plan (the ‘Development Plan’) unless material considerations indicate otherwise.

The Development Plan for London Borough of Haringey comprises the London Plan (March 2021), Strategic Policies Document (adopted March 2013), Development Management Document, (adopted July 2017) and Site Allocations DPD (adopted July 2017). The Development Plan guides planning decisions, having regard to material considerations.

Material considerations include the National Planning Policy Framework (2024). The NPPF (2024) sets out the Government's planning policies for England and how these should be applied.

Policy Assessment

Design

The proposals enhance the existing utilitarian facade, softening its appearance adjacent to the trees of Rectory Gardens and the smaller-scale fabric of the Conservation Area. This approach reduces the perception of bulk and introduces depth through delicate screening elements, thereby respecting the existing environment. This fulfills DPD Policy DM1 ‘Delivering High Quality Design’ and Local Plan (2017) Policy SP11, which calls for the highest standard of design respecting local context and character, supported by London Plan (2021) Policy D6.

Furthermore, the design enhances the school's visual identity by integrating its ethos of growth and flourishing children, using a green powder coating for the screening that connects to the green play spaces and Rectory Gardens. The variable depth screening and tree-like columns create a more accessible scale for young children, while also ensuring the screening is angled to provide optimal solar protection, allow windows to open as existing, and enable facade cleaning. This ensures alignment with the design standards set out in DMD Policy DM1. A clear enhancement to the setting of the school building, the proposals follow London Plan Policy D6 closely, which states that design must not be detrimental to the amenity of surrounding housing, a principle upheld by the proposed development's sensitive integration into the local visual context.

The proposed external doors will be located on the southern and western elevations. The doors are small scale and are appropriate in the context of the proposals, provide minimal design changes, and read well as part of the elevations.

Flood Risk

The Site is located within a Critical Drainage Area. Building on a previous flood risk assessment, mitigation measures like a potential flood defense wall along the southern boundary and hinged flood gates were implemented to divert water and provide protection from surface water flooding. The proposed new canopy will not impact flood risk to or from the site, nor interfere with these existing mitigation measures, aligning with DMD Policy DM24 'Managing and reducing flood risk' which requires all new development to avoid and reduce flood risk to occupants and not increase flood risk elsewhere.

These actions align with London Plan Policy SI 12 Flood Risk Management, which requires development proposals to minimise and mitigate flood risk, and address residual risk. DMD Policy DM24 – Managing and reducing flood risk – requires all new development to avoid and reduce flood risk to occupants and not increase flood risk elsewhere. Being within a Critical Drainage Area, DMD Policy DM26, which mandates measures to reduce the overall level of flood risk in the CDA, has been followed closely to ensure to adverse impacts.

The new canopy and façade screening system and external alterations being proposed will not affect the flood risk to or from the site, nor the implementation of the mitigation measures.

Energy Efficiency

The proposals significantly contribute to energy efficiency by addressing overheating issues through sustainable design, aligning with DMD Policy DM21: Sustainable Design, Layout and Construction. London Plan Policy 5.2 states that development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy: "Be lean: use less energy, Be clean: supply energy efficiently, Be green: use renewable energy". The façade and canopy screening specifically addresses the "Be lean" principle by minimising internal heat generation. The facade canopy and solar screening system for the south-facing classrooms at St Mary's CE Primary School are a sustainable response to existing overheating problems. This passive solar shading significantly improves internal thermal comfort, thereby avoiding the need for energy-intensive mechanical cooling and preventing embodied carbon associated with mechanical plant and operational carbon from active cooling systems.

This approach directly implements London Plan Policy SI 2 Minimising Greenhouse Gas Emissions, specifically the cooling hierarchy by reducing the amount of heat entering the building through shading and fenestration, managing heat with passive ventilation, and avoiding mechanical ventilation where possible. The chosen modular aluminium system is lightweight, durable, low-maintenance, and compatible with the existing structure, with offsite prefabrication minimising construction waste, contributing to overall sustainability and pupil wellbeing.

The proposed façade canopy and solar screening system at St Mary's CE Primary School provides a sustainable response to existing overheating issues within south-facing classrooms. The use of passive solar shading significantly improves internal thermal comfort and avoids the need for energy-intensive mechanical cooling, thereby preventing;

- A. Embodied carbon associated with mechanical plant
- B. Operational carbon associated with the running of the active cooling system
- C. Use of high global warming potential (GWP) Refrigerants

Heritage

The site's location, abutting the Hornsey Highstreet Conservation Area, necessitates a sensitive approach. The proposals directly address this by enhancing the existing utilitarian facade, softening its appearance in relation to the smaller-scale fabric of the Conservation Area. This is a direct application of DMD Policy DM9, which supports proposals that not only conserve, but also enhance the significance of a heritage asset and its setting, especially when redevelopment improves the character and appearance of a Conservation Area.

The design achieves this enhancement through the introduction of depth via delicate screening elements and the incorporation of connections to natural green spaces. This strategic approach demonstrably improves the visual character of the building, which previously presented a hard, flat edge to the

Conservation Area. London Plan Policy HC1 requires development proposals to conserve the significance of heritage assets and their settings by being sympathetic to their appreciation within their surroundings, which is demonstrably fulfilled by the proposals. Further to this, the colour of the canopy and screening has been chosen to match the dominant colour palette of the surrounding area to minimise any visual impact.

The development complements the special characteristics and significance of the area without causing detriment, actively managing any cumulative impacts on heritage assets. This ensures that the proposals are fully in keeping with the overarching principles of both DMD Policy DM9 and London Plan Policy HC1.

Biodiversity

Biodiversity Net Gain became mandatory for developments on 12th February 2024 unless it can be demonstrated that development meets one of the exemptions set out in the guidance published by the Government in November 2023.

As seen below in **Figure 2**, the new canopy overlaid on the existing vegetable garden (on-site habitat) is 3.1sqm (highlighted in purple). The remainder of the canopy is overlaid on hard standing, which cannot be deemed as on-site habitat.

Therefore, the proposed development benefits from the 'De Minimis' exemption as the application site does not impact a priority habitat nor does it comprise 25sqm of habitat or 5m of on-site linear habitats.

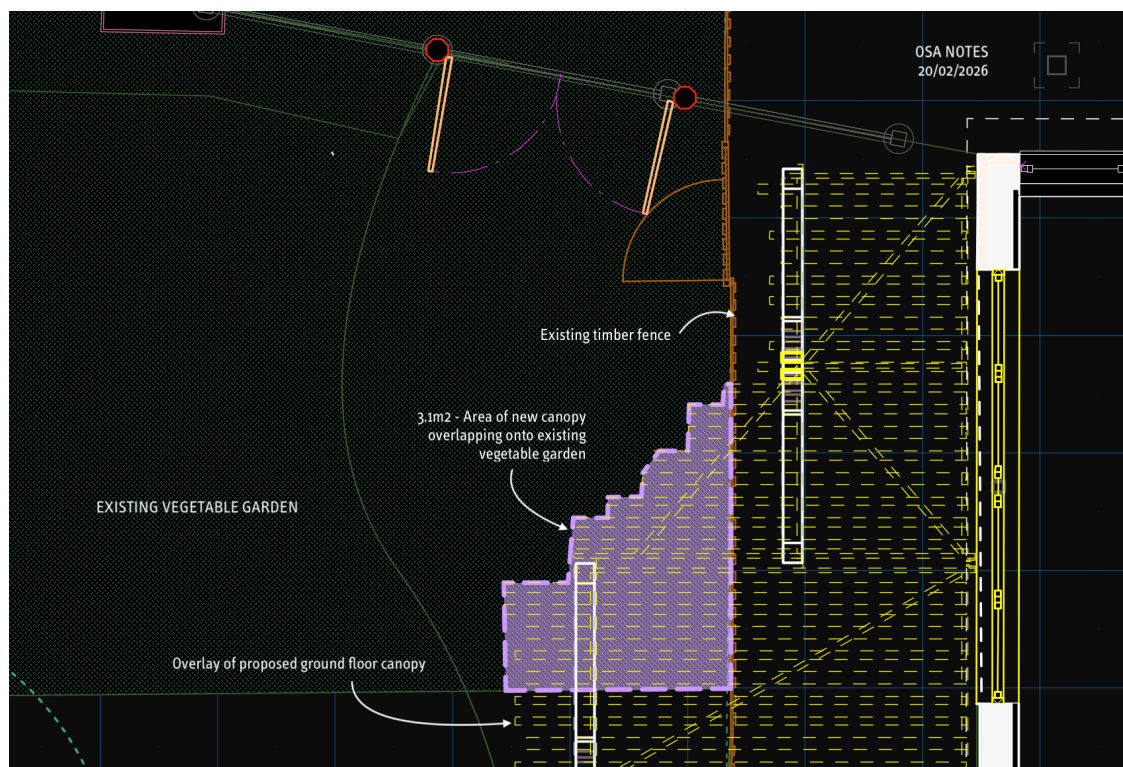


Figure 2 – Evidence of BNG 'De Minimus'

Summary

We consider the proposals are compliant with the development plan and should be approved accordingly. Please note that a payment of £383.00 (including the £85 service charge + VAT) to cover the application fee has been made. We trust that you have all the necessary information to validate and duly determine the planning application. Should you wish to discuss any aspect of the submission then please do not hesitate to contact me or my colleagues James Tullett (james.tullett@cbre.com) and Kelly Lippett (kelly.lippett@cbre.com)

Yours faithfully

James Middleton

James Middleton | Assistant Planner

CBRE Ltd | UK Development – Planning