

London Borough of Haringey
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road, Wood Green
London
N22 8HQ

09 April 2026

Dear London Borough of Haringey,

P09663 - Channing School, Highgate Hill, London, N6 5HF
Listed Building Consent application for internal works to the floorplans over lower-ground, ground and first floor levels.

On behalf of the Applicant, Channing School, we submit a Listed Building Consent application for internal works to the floorplans over lower-ground, ground and first floor levels. As a Listed Building Consent application, there is no application fee associated with the application.

The application has been submitted under the Planning Portal reference: **PP-14784273**.

This statement should be considered a Planning and Heritage Statement(s). The application is supported by the following additional information:

- Application Form
- Community Infrastructure Levy Form
- Site Location Plan ref: 2527-NVB-CSR-XX-DR-A-00001 P01
- Design and Access Statement, prepared by NVB Studio
- Photo Schedule, prepared by NVB Studio
- Existing Plans, prepared by NVB Studio
 - 2527-NVB-CSR-00-DR-A-01001-S2-P01-Level 00 - Channing House - As Existing (Sheet 1)
 - 2527-NVB-CSR-00-DR-A-01002-S2-P01-Level 00 - Channing House - As Existing (Sheet 2)
 - 2527-NVB-CSR-01-DR-A-01101-S2-P01-Level 01 - Channing House - As Existing (Sheet 1)
 - 2527-NVB-CSR-01-DR-A-01102-S2-P01-Level 01 - Channing House - As Existing (Sheet 2)
 - 2527-NVB-CSR-02-DR-A-01201-S2-P01-Level 02 - Channing House - As Existing
 - 2527-NVB-CSR-ZZ-DR-A-03001-S2-P01-Channing House - Main Elevation Existing
 - 2527-NVB-CSR-ZZ-DR-A-03003-S2-P01-Channing House - Main Elevation at Street Level Existing
- Demolition Plans, prepared by NVB Studio
 - 2527-NVB-CSR-00-DR-A-01010-S2-P01-Level 00 – Channing House – Demolitions (Sheet 1)
 - 2527-NVB-CSR-00-DR-A-01011-S2-P01-Level 00 - Channing House - Demolitions (Sheet 2)
 - 2527-NVB-CSR-01-DR-A-01110-S2-P01-Level 01 - Channing House - Demolitions (Sheet 1)
 - 2527-NVB-CSR-01-DR-A-01111-S2-P01-Level 01 - Channing House - Demolitions (Sheet 2)
 - 2527-NVB-CSR-02-DR-A-01210-S2-P01-Level 02 - Channing House – Demolitions
- Proposed Plans, prepared by NVB Studio

- 2527-NVB-CSR-00-DR-A-01020-S2-P01-Level 00 - Channing House - Proposed GA (Sheet 1)
- 2527-NVB-CSR-00-DR-A-01021-S2-P01-Level 00 - Channing House - Proposed GA (Sheet 2)
- 2527-NVB-CSR-01-DR-A-01120-S2-P01-Level 01 - Channing House - Proposed GA (Sheet 1)
- 2527-NVB-CSR-01-DR-A-01121-S2-P01-Level 01 - Channing House - Proposed GA (Sheet 2)
- 2527-NVB-CSR-02-DR-A-01220-S2-P01-Level 02 - Channing House - Proposed GA
- 2527-NVB-CSR-ZZ-DR-A-02001-S2-P01-Section Thro' Existing Stair to be Removed
- 2527-NVB-CSR-ZZ-DR-A-03002-S2-P01-Channing House - Main Elevation Proposed
- 2527-NVB-CSR-ZZ-DR-A-03004-S2-P01-Channing House - Main Elevation at Street Level Proposed

Site Description and Location

The Site is known as The Channing School, Senior School, The Bank, London, N6 5HF. It is situated on the northern side of Highgate Hill, within the London Borough of Haringey. On the opposing side of Highgate Hill is the Junior School, which is within the London Borough of Camden. Modernisation of the school's facilities have recently taken place at both sites.

Concerning the Senior School, there are 3 discernible parts to the main school building;

- Channing School 'original' building
- 120 (Slingley) and 122 (Westview) Highgate Hill
- Haigh House

The original school building is 5 storeys in height, fronting The Bank and Cholmeley Park. Number 120 (known as Slingley) and number 122 (known as Westview) Highgate Hill at the centre, are Grade II listed. They are 4 storeys in height. Haigh House is 5 storeys in height. In all instances, The Bank effectively acts as an additional storey against Highgate Hill. The Bank itself is also listed (under a separate list entry). Fronting Cholmeley Park, 57 is a single storey locally listed building.

The development proposal concerns work to The Channing School 'original' building only.



Channing School (Centre) – Slingley and Westview to the right, Cholmeley Lodge to the left

Listed Building Status

Planning Approach to Heritage Assets

Listed Building Consent is required if proposed works affect the special historic character or fabric of the building. It is important to note therefore that not all works to a listed building requires consent, only if it is deemed to meet the aforementioned criteria.

Paragraph 202 of the NPPF identifies that 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.

NPPG Paragraph 003 expands that in developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.

Setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

NPPG Paragraph 002 defines conservation to be an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets. In the case of buildings, neglect and decay of heritage assets are best addressed through ensuring they remain in active use that is consistent with their conservation.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. Only where a heritage asset is to be lost should the aim be to capture and record evidence of the asset's significance and its contribution to the past.

Understanding Heritage Assets

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, Paragraph 207).

Significance is defined in the NPPF as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPG defines archaeological, architectural, artistic or historic interest to mean:

- / Archaeological - if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- / Architectural and Artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- / Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Understanding what makes a heritage asset significant consequently helps to inform development proposals and how harm can be minimised or avoided.

Channing School

Residing on the north side of The Bank within the London Borough of Haringey, the application site is located amongst a number of nationally designated buildings. Principal amongst these in relation to the application site is Grade II listed Slingley & Westview (Nos. 120 & 122, respectively - List Entry Number: 1294537), first designated on the 10th May 1974. The list description can be summarised as follows:

'Now part of Channing House School. Mid C19 pair, each three storeys and basement, three windows. No.122 has added two storey left bay. Stock brick with stucco cornice and blocking course. Slated mansard roofs each with two round headed dormers. Recess on axis. Outer bays slightly set back. Ground floor and basement of banded stucco; segment headed ground floor windows. Gauged brick arches, flat on second floor and round on first, to sash windows with margin lights. No.120 has door of six fielded panels with plain fanlight; No.122 has four-panel door with patterned segmental fanlight.'

Whilst in an immediate sense the application site is situated directly adjacent Grade II listed 'Retaining Wall along Highgate Hill Between Street Pavement and Higher Paved Walk...' (List Entry Number: 1079237) to the south/southeast, it is also situated directly adjacent Grade II listed 'Cholmeley Lodge' (List Entry Number: 1390725) to the northwest; Grade II listed 'The Cottage' (List Entry Number: 1188843) to the southeast; Grade II listed 'Elizabeth House' (List Entry Number: 1391376) to the northeast; Grade II listed 'Furnival House' (List Entry Number: 1392904) to the north; and, locally listed Channing Cottage (i.e. no. 57 Cholmeley Park), which abuts the main school on its northwest side.

Whilst the application site is listed therefore, this is triggered by its link association with Slingley & Westview. The property in particular has significantly less internal fabric retained and with a floorplan that has been altered overtime. The main contribution in a heritage sense is architectural pertaining to its external appearance and its townscape contribution. There is also some interest regarding the historical development of Highgate as well as the land use of the site as a school.

Planning Policy Designations

The current planning policies apply specifically to the site;

- / Highgate Conservation Area
- / Listed and Locally Listed Buildings
- / Highgate Village Archaeological Priority Area
- / Critical Drainage Area
- / Tree Preservation Order

Relevant Planning History

The school has engaged in substantive modernisation of both the senior and junior schools. More recent applications pertaining to the senior school are identified below.

Planning application HGY/2011/1584 and Listed Building Consent HGY/2011/1585 was approved 19th March 2012 for:

'Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping'

Planning application HGY/2011/1576 was approved 16th January 2013 for:

'Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works.'

A variation to the consent was approved 4th April 2014 as per application HGY/2013/2287. A non-material amendment to the consent was approved 17th April 2014 as per application HGY/2014/0848. The associated conditions attached to the consent have been discharged.

Planning application HGY/2015/2283 was approved 6th November 2015 for:

'Retention of an existing works access, with improvements and enhancement as a permanent means of occasional service access to the school via Cholmeley Park, incorporating the provision of entrance gates, bollards, on-site hard-standing/manoeuvring space and associated landscaping.'

An important aspect of the proposal concerned directing the majority of larger/heavy vehicles away from The Bank (where there were both weight restriction concerns and potential conflict with pupil movements) with

entry via Cholmeley Park (road) instead.

Planning application HGY/2023/3404 was approved 3rd July 2024 for:

'3-storey extension to north-eastern elevation of Brunner House, roof extension to the south-western elevation of Brunner House, refurbishment and façade alterations along with associated landscaping alterations.'

The consent has been implemented and is at an advanced stage of completion. It is with the completion of works to Brunner House that the school will be able to turn to the phased works to renew the main school buildings of Slingley & Westview in particular.

Planning application HGY/2024/0989 was approved 19th August 2024, along with Listed Building Consent HGY/2024/1904 which concerned said works to Slingley & Westview:

'Erection of a basement and ground rear extension. Reconfiguration of floorplates, including the installation of a lift to all levels, and heritage restoration works within the main school. Erection of a single storey rear dormer to Channing House. Landscaping alterations to the front and rear of the main school.'

As can be noted in the description above, the consents did include some works to Channing House, in particular the rear dormer extension.

Development Proposal

The proposal concerns work over the lower-ground, ground and first floor. Most works are internal with exception of two small louvres to the front façade.

Lower Ground Works

1. Laboratory CH003 – With the works to Brunner House completing, where the school's science and DT department will be relocated to, the laboratory space in Channing School (House) can be converted. The modern fixtures and fittings can therefore be removed, with decorations made good as necessary. The room is proposed to be repurposed as the school's nurse/sick bay area. Lightweight partitions will subdivide the room into necessary medical spaces. The partitions do not clash with any decorative features or the window bays and as a space it will still be possible to discern that this was a larger room previously.



Laboratory CH003

2. Laboratory CH007 – Removal of modern laboratory fittings and surfaces made good. It is not viewed that these works require listed building consent but have been included in the floorplan works for completeness.
3. Dumbwaiter – A dumbwaiter runs through the building. This is proposed to be removed, with the entry infilled with blockwork and given a plaster finish to integrate with the rest of the room. The dumbwaiter clearly is unoriginal and restoring the shape of the room is of some heritage benefit.
4. Removal of lower-ground to ground staircase – It is proposed to remove the staircase which links the ground to lower-ground floor only. This is to help control movement through the building so entry is either through the front lobby or the ramped access at the rear. It will also help ease pressure on the corridor, such as when pupils queue before class. The staircase is not original fabric, and the lower ground is not a primary space of a historical building. Please note the section detail on drawing 2527-NVB-CSR-ZZ-DR-A-02001



Lower Ground Staircase and Ground Floor entrance to staircase

Ground Floor Works

1. Lower-ground/ground staircase – As described above, with the removal of the lower-ground/ground staircase the infill at ground floor will be utilised as a storage area.
2. Alteration to Classroom CH104 and CH110 – The main works at ground floor concern the alteration to the front classroom recorded on the drawings as CH104. There is a partially retained section of wall which indicates there may have been a separate room on the corner of the property. This significantly undermines the classroom space however, compromising nearly half of the classroom. It is proposed to remove the remainder of this partition. A link has at some point been made between Classroom CH104 and CH110, acting as a prep-room for Classroom CH110. It is proposed to reinstate the separating wall, as well as remove a modern partition within Classroom CH110, which subdivides the space. In combination, these works are considered to be neutral in their impact on the building, whilst delivering clear benefits as a teaching space. Modern laboratory equipment will be removed as with the lower ground floor.



Classroom CH104 showing partition

3. Toilet block – The toilet area will be reconfigured but similar to the laboratory works, this is work to modern interventions and are deemed to not require listed building consent; just referenced as works for completeness.
4. Office CH117/CH118 – The partition between these two spaces will be removed to give a larger more flexible office space. Other floors have a similar arrangement.

First Floor Works

1. Secondary Door to CH215 – A secondary door to the classroom will be removed and filled in. Works otherwise concern the replacement of modern laboratory fixtures and fittings as sealing off the dumbwaiter as described.

External alterations

At lower ground floor only, two small louvres to ventilate the new nurses' room and toilets will be installed. It is not viewed these works require planning permission, just listed building consent.

The escape door will also be altered to a fire escape door, although this work is not considered to require planning or listed building consent.

Planning Policy Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 12 of the National Planning Policy Framework requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan relevant to the proposals comprises:

- London Plan (2021)
- Local Plan: Strategic Policies 2013 (with Alterations 2017)
- Local Plan: Development Management DPD (2017)

- Highgate Neighbourhood Plan (2017)

A new Local Plan is being prepared by Haringey Council however it is not considered sufficiently advanced to hold material weight in the determination of the application currently.

The following are, for the purpose of the aforementioned legislation, material planning considerations:

- National Planning Policy Framework (2024)

It is important to observe that not all planning policies may align with each other, and there can be competing priorities within and between policies. In this situation, a judgement must be made according to their weight in meeting the overall aspirations and objectives that the adopted plans are trying to achieve.

Supplementary Planning Documents provide further information about how certain policies could be implemented. These documents are produced at both strategic (London Plan) and local (Haringey) level. These documents are of consideration to development proposals.

There are two main matters of consideration with this application namely, improvement to educational teaching spaces and heritage.

London Plan Policy S3 and DM49 support enhancements to the quality of educational teaching spaces; which is a principal objective of this development proposal. With the new science building (Brunner House) nearing completion, the existing spaces within the main school can be renewed and the learning environment enhanced. The works to the classroom spaces improve their flexibility and adaptability with the works to Classroom CH104 particularly removing the disconnected feel of the space. The alteration to the floorplan supports the circulation and legibility around the school building. A new space for nurses/sick pupils is an important and necessary function for the school. The aims of the proposal are clearly supported in policy terms.

In heritage terms, as described in the 'Listed Building Status' section of this statement, the building in question is listed by association and the building has little retained detailing of any note, certainly compared to Slingley and Westview which trigger the listed status of the building via their internal connections with Channing School. The main interest of the building is external via its townscape merits and the attribution to the historical development of the area. Neither of these aspects are impacted by the proposed works, with the only external elements concerning two small louvered vents at lower ground level, which places them out of view.

Internally, much of the works concerns removal of modern fixtures and making good the fabric to integrate into its surroundings (work that is as described to not meet the definition of requiring Listed Building Consent).

Of the aspects where Listed Building Consent is required, the works at lower ground floor level to convert the laboratory into a medical area take place to a non-principal room which has no historical detailing or fabric. The scale of the original room will still be appreciable on plan form and the partitions could be removed in future if required. The intervention is neutral impact, outweighed by the benefits of an improved medical space for the school.

The removal of the lower-ground / ground floor staircase, whilst removing a probable established circulation route, is to a staircase that retains no historical fabric and similarly is not leading to a primary space given the back-of-house nature that lower ground floors have always played in period properties. Improving the circulation of the school and safe access in event of an emergency are important other considerations to the work.

The ground floor works improve the layout of the two classrooms and, whilst removing a probable original dividing wall, also reinstates a division between the two rooms. These works neutralise the perceivable harm and benefits. Overall, the internal works are modest in scale, neutral in impact, and do not impact on the heritage contribution that the building makes, that of townscape and the development of Highgate. The works do however improve the quality of educational spaces, continuing the work that Channing School have been undertaking for a number of years to a high standard. The proposal is therefore acceptable on heritage grounds in accordance with the NPPF, Policy SP11, SP12 and DM9.

Summary

The works are modest interventions in a building that is listed by association with adjoining heritage assets. The works do not impact on the primary contribution that the building makes in a heritage sense and will enhance the quality of the teaching spaces at the school. The proposal is in accordance with the adopted Development Plan and should therefore be approved without delay.

We trust that you have all of the information required to validate and determine the application and we look forward to a swift and positive outcome. Should you require anything further however, or wish to discuss the application, please do not hesitate to contact the undersigned.

Yours faithfully,

Oliver Coleman

Oliver Coleman BA(Hons), MSc, MRTPI
Associate Director

For and on behalf of
Rolfe Judd Planning Limited