

Haringey Council
Planning, Regeneration & Economy
River Park House
Wood Green
London
N22 8HQ

Dear Sam,

CERTIFICATE OF LAWFULNESS FOR PROPOSED USE | DYNE HOUSE, HIGHGATE SCHOOL

On behalf of our client Highgate School (the applicant), please find enclosed an application for a Certificate of Lawfulness for the proposed replacement of the existing windows on the Dyne House building at Highgate School.

The proposed description of development reads as:

"Certificate of lawfulness for the replacement of the existing windows on the Dyne House building."

In support of this Certificate of Lawfulness application the following documents and drawings have been submitted:

Table 1 - List of drawings or supporting documents

DOCUMENT OR DRAWING	REFERENCES
Site Location Plan	Via the Planning Portal
Data Sheet – Alitherm 400	n/a
Dyne House - Front Building Existing Elevations (windows for replacement highlighted)	Dwg no. 2220 Rev F
Existing Window Type 1	Dwg no. 2026-03 Rev 3
Existing Window Type 2	Dwg no. 2026-02 Rev 2
Existing Window Type 3	Dwg no. 2026-08 Rev 6
Existing Window Type 4	Dwg no. 2026-01 Rev 1



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Existing Window Type 5	Dwg no. 2026-05 Rev 4
Proposed Window Type 1	Dwg no. CT-001
Proposed Window Type 2	Dwg no. CT-002
Proposed Window Type 3	Dwg no. CT-003
Proposed Window Type 4 (1 of 2)	Dwg no. CT-005
Proposed Window Type 4 (2 of 2)	Dwg no. CT-006
Proposed Window Type 5	Dwg no. CT-007

The Site

Highgate School is situated in Highgate, North London and the Local Planning Authority is the London Borough of Haringey. The site is within the Highgate Conservation Area and is allocated through 'SA41 – Highgate School' for the estate wide redevelopment.

The site is **not** covered by an Article 4 Direction and the building is **not** statutorily or locally listed.

Photographs of the existing windows are appended to this Covering Letter.

The proposals

This application seeks to confirm that the proposed replacement of the existing windows within the main Dyne House building would constitute lawful development. The proposals seek to enhance the quality of the internal environment for pupils and staff in the intervening period prior to the redevelopment of the Dyne House site as part of the comprehensive estate wide masterplan (subject to a separate undetermined planning application ref. HGY/2023/0328). The replacement windows will be double glazed opposed to single glazed as existing.

The replacement windows seek to:

- Enhance energy performance and environmental sustainability
- Improve comfort, safety, and usability for pupils and staff
- Respect the character and appearance of the Highgate Conservation Area

As a building constructed in 1967 with single-glazed steel window systems, Dyne House currently performs significantly below modern standards for energy efficiency and thermal comfort.

The proposed replacement windows will be:

- High-performance double-glazed aluminium windows
- Thermally broken frames to reduce heat transfer
- Designed to comply with current Building Regulations and relevant British Standards for thermal performance, safety and acoustic insulation
- Finished in colours matching the existing windows to ensure visual continuity. This will be RAL 9016 (Traffic White).

- Replacement windows carefully designed to replicate the appearance, proportions, and detailing of the existing.

The replacement windows will have a similar external appearance to those used for the building being altered. This includes near identical glazing bar patterns, opening proportions, style and colour.

It is considered that the proposed replacement windows are de minimis and the School is seeking written confirmation from the Local Planning Authority.

Conclusion

The proposed replacement windows have been designed to match the dimensions of the existing windows. In addition, the style, glazing bar patterns, proportions and colour are designed to align with the existing windows. The key difference is that the new windows will change from single to double glazing to reduce cold draughts and condensation and support stable temperatures conducive to learning. However, it is considered that the visual appearance will be near identical. Photographs of the existing windows on site are appended below.

On balance, it is considered that the proposed works constitute lawful development.

I trust you have sufficient information to positively determine this Certificate of Lawfulness application. If you have any further questions, please do not hesitate to get in touch.

Kind regards

Christian Milner
Principal Planner

Appendix

- Photographs

Photographs



Figure 1 - Rear Elevation comprising of window types 1, 2, 3 and 5



Figure 2 - Close up of window types 1 & 2



Figure 3 - Internal photograph of the existing window type 3



Figure 4 - Window Type 4 (tall rectangular windows on the staircase)



Figure 5 - Front elevation of Dyne House



Figure 6 - Window type 1