

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

15 April 2026

Dear London Borough of Haringey,

**P09663 - Channing School, Highgate Hill, London, N6 5HF**

**Section 73 application to vary Condition 3 and 4 of Planning Permission HGY/2024/0989 and introduce Condition 7 namely, to introduce Phasing into the consented scheme**

**Section 19 application to vary Condition 3 of Listed Building Consent HGY/2024/1904 and introduce Condition 4 namely, to introduce Phasing into the consented scheme**

On behalf of the Applicant, Channing School, we submit variations to planning permission HGY/2024/0989 and HGY/2024/1904 to introduce phasing into the consented scheme.

The applications have been submitted via the Planning Portal under the following references:

- S73 – PP-14764193
- S19 – PP-14764200

In addition to this statement, the applications are supported by the following additional information:

- Application Form
- Proposed Phasing Diagram (document ref: CHA-NVB-MSB-RP-A-2913), prepared by NVB Studio

## Planning History

Planning application HGY/2024/0989 was granted consent on the 19th August 2024 for:

*'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.'*

Condition 3 of the consent states:

*'No development shall take place until the following details and materials in relation to the buildings to be*

*adapted and new buildings hereby permitted have been submitted to and approved in writing by the local planning authority:*

- a) *Details including drawings in section and elevation at a scale of 1:20 or 1:10 where appropriate, to show the mansard roof, lift shaft, dormer windows, window frames, glazing bar detail, glazed link colonnade, doors and roof, works required to make good brickwork, and railings.*
- b) *Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.*
- c) *Details and methodologies for the internal restoration works of historic fabric and detailing.*

*Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.'*

Condition 4 of the consent states:

*'No development shall take place, including any works of demolition, until a Construction Management Plan, to include details of:*

- a) *programme of works*
- b) *parking and management of deliveries to the site (including hours of delivery)*
- c) *loading and unloading of plant and materials*
- d) *storage of plant and materials*
- e) *scaffolding, skips, hoarding and hoists as needed over or on the highway*
- f) *confirmation that there will be no storage of materials, machinery, vehicles, waste or other items associated with construction within the root protection area of trees on site or adjacent in relation to existing landscape features.*

*have been submitted to and approved in writing by the Local Planning Authority.*

*Only the approved details shall be implemented and retained during the demolition and construction period.*

*Reasons: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area as well as trees and landscaping on site consistent with Policies T4, T7 and D14 of the London Plan 2021, Policies SP0 of the Haringey Local Plan 2017 and with Policy DM1 of The Development Management DPD 2017.'*

Listed Building Consent application HGY/2024/1904 was similarly granted consent on 19th August 2024, and has an identical Condition 3 to the planning consent:

*'No development shall take place until the following details and materials in relation to the buildings to be adapted and new buildings hereby permitted have been submitted to and approved in writing by the local planning authority:*

- a) *Details including drawings in section and elevation at a scale of 1:20 or 1:10 where appropriate, to show the mansard roof, lift shaft, dormer windows, window frames, glazing bar detail, glazed link colonnade, doors and roof, works required to make good brickwork, and railings.*

- b) *Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.*
- c) *Details and methodologies for the internal restoration works of historic fabric and detailing.*

*Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.'*

### Proposed Amendment

The variation sought to the respective consents seeks to introduce phasing, a phased planning/LBC consent.

The works involve significant interventions and remodelling of the school floorplan. Given the site is an active school, where some work is particularly interventionist (basement works, installing the lift and remodelling the stairs) which can only practically, safely, and without undue impact on the learning environment, be undertaken out-of-term time, the delivery of the project is being divided into individual contractor packages which will have to occur over a number of years.

Reflective of this prolonged programme, Condition 3a) and c) of the consents in particular require a significant amount of detail substantially before some phases of work will be undertaken. The school would like to focus on the details and finishes of the scheme as and when the school comes to focus on that particular phase of works.

Furthermore, in respect of Condition 4 of the planning permission, CMP's are best produced with the involvement of the contractor and therefore, reflective of individual contractor packages being devised, it is best that the CMP is equally divided into individual plans for each phase of works. The impacts associated with the basement works, for instance, will be substantially different to the modest mansard extension at roof level.

The school proposes 4 key stages of work, reflected on the submitted phasing plan:

- Phase 1 – Landscaping and Entrance Works
- Phase 2 – Basement Excavation and Rear Extension
- Phase 3 – Internal Works to the School Buildings
- Phase 4 – Mansard Extension
- Phase 5 – Lift Works

Phase 1 will deliver the public facing improvements sooner into the process as well as the equal access improvements for the school. A particular rationale of the phasing thereafter is that Phase 2 is fundamentally required before Phase 3 can be implemented given it is what enables the remodelling of the cores contained within Phase 3. Phase 3 delivers the key heritage benefits of the scheme and therefore it is proposed this follows as the next phase, early in the programme, to give the local authority the confidence that the heritage benefits of the scheme are delivered before the school can undertake the Phase 4 and 5 interventions.

The amendments sort to the respective conditions are therefore tabled below in **green**. This includes inserting a clear phasing condition (a new Condition 7 on the planning permission, and a new Condition 4 to the Listed Building Consent).

| HGY/2024/0989 – Planning Permission     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3                                       | <p>No development <i>phase</i> shall take place until the following details and materials in relation to the buildings to be adapted and new buildings hereby permitted have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> <li>a) Details including drawings in section and elevation at a scale of 1:20 or 1:10 where appropriate <i>to the phase</i>, to show the mansard roof, lift shaft, dormer windows, window frames, glazing bar detail, glazed link colonnade, doors and roof, works required to make good brickwork, and railings.</li> <li>b) Samples <i>where relevant</i> of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.</li> <li>c) Details and methodologies for the internal restoration works of historic fabric and detailing <i>in the development phase</i>.</li> </ul> |
| 4                                       | <p>No development shall take place <i>in a development phase</i>, including any works of demolition, until a Construction Management Plan, to include details of:</p> <ul style="list-style-type: none"> <li>a) programme of works</li> <li>b) parking and management of deliveries to the site (including hours of delivery)</li> <li>c) loading and unloading of plant and materials</li> <li>d) storage of plant and materials</li> <li>e) scaffolding, skips, hoarding and hoists as needed over or on the highway</li> <li>f) confirmation that there will be no storage of materials, machinery, vehicles, waste or other items associated with construction within the root protection area of trees on site or adjacent in relation to existing landscape features.</li> </ul> <p>have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Only the approved details shall be implemented and retained during the demolition and construction period.</p>                                                                                                                                                            |
| 7                                       | <p><i>The development hereby approved shall be carried out in the sequential order of the hereby approved Phasing Plan.</i></p> <p><i>Reason: To ensure that the key heritage benefits of the consented development are delivered in a timely manner and are consistent with Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| HGY/2024/1904 – Listed Building Consent |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 3                                       | <p>No development <i>phase</i> shall take place until the following details and materials in relation to the buildings to be adapted and new buildings hereby permitted have been submitted to and approved in writing by the local planning authority:</p> <ul style="list-style-type: none"> <li>a) Details including drawings in section and elevation at a scale of 1:20 or 1:10 where appropriate <i>to the phase</i>, to show the mansard roof, lift shaft, dormer windows, window frames, glazing bar detail, glazed link colonnade, doors and roof, works required to make good brickwork, and railings.</li> <li>b) Samples <i>where relevant</i> of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.</li> <li>c) Details and methodologies for the internal restoration works of historic fabric and detailing <i>in the development phase</i>.</li> </ul> |
| 4                                       | <p><i>The development hereby approved shall be carried out in the sequential order of the hereby approved</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

*Phasing Plan.*

*Reason: To ensure that the key heritage benefits of the consented development are delivered in a timely manner and are consistent with Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.*

The proposed phasing conditions identify that the phasing of the scheme should be carried out sequentially. NPPG Paragraph: 008 Reference ID: 21a-008-20140306 identifies that it is possible to stipulate the sequence that development should be carried out where it meets the tests of a planning condition.

Described above, the phasing has been devised to both ensure the access improvements and the fundamental second phase of the basement and rear extension works can be undertaken without delay but that the main works to the historic buildings follow swiftly as Phase 3. It is reasonable and necessary to seek a sequential approach to the phasing to ensure the heritage benefits are suitably recognised. A careful balance has therefore been struck, which ensures that the proposal is consistent with Policy SP12 of the Haringey Local Plan 2017 and Policy DM9 of The Development Management DPD 2017.

We trust the proposed amendment is sufficiently clear and we look forward to a swift and positive determination. Should you require anything further however, or wish to discuss the proposal, 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