



Officer Report

Application Number:	HGY/2026/0557
Application Type:	Full planning permission
Address:	St Marys Church of England Junior School, Rectory Gardens, Hornsey, London, N8 7QN
Proposal:	Installation of a new canopy and façade screening system along the south and west facing elevations of the main school building and minor ground-floor alterations including the installation of new doors within the west, south, and courtyard-facing west façades of the main building.
Case Officer:	Neil McClellan
Valid Date:	02/03/2026
Applicant:	Refer to company name
Agent:	James Middleton

RECOMMENDATION

Approve with Conditions

1. SITE DESCRIPTION

St Mary's Church of England Primary School is a substantial largely 1960s structure with a maximum height of three storeys. The remainder of the site comprises playing fields, vegetation, and parking areas. Vehicle access is provided via Rectory Gardens.

The site is not a listed building, nor is it located within a conservation area. It is adjacent to the boundary of Hornsey High Street Conservation Area.

2. DETAILS OF PROPOSAL

This is an application for the installation of a new canopy and façade screening system are proposed along the south and west facing elevations of the main school building and minor ground-floor alterations including the installation of new doors within the west, south, and courtyard-facing west façades of the main building.

The scheme has had a minor amendment since submission, with the introduction of an additional set of external doors on the building's South elevation to provide direct access for early years pupils from their classroom to their dedicated play area.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

There have been a number of planning applications relating to this site, the most recent and relevant being:

HGY/2026/0112 – Certificate of lawfulness granted for the erection of a new classroom under Class M of Schedule 2, Part 7 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

PRE/2025/0204 – Application for pre-application advice for a range of work to the school, including the erection of a new nursery block.

HGY/2015/1265: Planning permission granted for four new classrooms in an extension on the first and second floor to the rear of the building and associated changes. The relevant pre-commencement conditions attached to this permission were discharged under application references HGY/2015/2584, HGY/2015/3114 & HGY/2015/3470. This development has been implemented.

HGY/2013/2087 – Planning permission granted for new entrance to existing school building.

4. CONSULTATION

5. LOCAL REPRESENTATION

The application has been publicised by way of 54 letters sent to neighbouring properties. No responses have been received.

6. MATERIAL PLANNING CONSIDERATIONS

Background

St Marys School Primary School currently operates across two sites: Church Lane (also known as St Mary's Infant School) and the Rectory Gardens Site, which is the subject of this application. In agreement with LBH's School's & Learning Service, the school is seeking to consolidate on to its Rectory Gardens Site. Following pre-application advice provided by LBH's Planning Service, the applicant has submitted an application for a certificate of lawfulness for the erection of a new freestanding classroom building/extension to the rear of the main building which has now been granted, and the current application for planning permission for upgrading the existing main school building.

The school's main building is a large, utilitarian 1960s building, which is now considered outdated in terms of its design and thermal performance. It is a large uniform concrete-framed three-storey structure built with low insulation values and large areas of metal-framed south-facing glazing, which means that the classrooms are subject to overheating on sunny days.

A new canopy and south façade screening system are proposed to address the overheating issue as well as providing covered outdoor play spaces for the new classrooms and enhancing the school's appearance and identity.

Minor alterations are also proposed to the existing main building's ground floor including the installation of new doors within the west, south, and courtyard-facing west façades, to improve access between the classrooms and the wider school and particular direct access for pupils in the relocated early years classrooms to their adjacent outdoor play areas.

Assessment

Development Plan policies support proposals for the enhancement of existing school infrastructure.

London Plan (2021) policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals 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 street hierarchy, building types, forms and proportions.

Local Plan Policy SP11 (2017) and Development Management Development Plan Document (DPD) Policy DM1 seek to secure the highest standard of design which respects local context and character to contribute to the creation and enhancement of Haringey's sense of place and identity. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to meet a range of criteria having regard to the following: building heights; form, scale and massing prevailing around the site; urban grain; sense of enclosure and where appropriate following existing building lines; rhythm of neighbouring or local regular plot and building widths; active, lively frontages to public realm; and distinctive local architectural styles, detailing and materials.

The proposals to the ground floor comprise the replacement of existing windows with two new external doors on the building's south façade, and a new door opening on its west facing courtyard façade. The proposed doors are designed to align with and reflect the style, scale and appearance of the adjacent existing glazing. Two new external door openings are also proposed in the blank brick flank wall of the west façade.

The existing façade columns are limited in size and structural capacity and therefore cannot support significant additional loads. Full technical justification is provided within the Structural Engineer's Report accompanying this application.

In response to these constraints, the proposed design has been refined to achieve a lightweight, elegant and high-quality architectural solution. The canopy and solar screening system is supported on slender, tree-like steel columns and formed from lightweight aluminium elements. All components are proposed in a durable, high-quality powder-coated finish to ensure longevity and visual refinement.

Following the pre-application meeting and subsequent solar studies, the solar screening system has been refined to incorporate triangular sections overlaid with aluminium angles, producing a subtle and dynamic interplay of light and shadow. This effect is especially pronounced in bright sunlight, where the system is optimized to provide effective shading for classrooms, enhancing internal comfort while adding visual richness and architectural interest to the façade.

Signage proposals will be addressed under an advertising consent

The proposed works are considered to complement and enhance the existing building appearance and will make a positive contribution to the setting of the adjacent Conservation Area.

Given the school's site layout, the distance of neighbouring residential uses from the development, and the nature and scale of the changes proposed, it is not considered likely that the amenities of neighbouring occupiers would be materially affected by the proposal.

Conclusions

The proposed modifications will enhance the site's identity as a primary school and address longstanding overheating issues on the south façade. The design preserves the generous indoor and outdoor facilities currently available across both sites and introduces age-appropriate, dedicated outdoor play areas for early years pupils. All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

7. CIL

N/A.

8. RECOMMENDATION

GRANT PERMISSION subject to conditions.

Conditions:

1

The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2

The development hereby permitted shall be carried out in complete accordance with the following approved plans, drawings and documents, other than where those details are altered pursuant to the conditions of this planning permission:

STM-PP-01 – Proposed Site & Context Plan;
STM-PP-02 – Proposed Ground Floor Plan (Rev 02);
STM-PP-03 – Proposed Roof Plan;
STM-PP-04 – Proposed South & West Elevations (Rev 02);
STM-PP-05 – Proposed Courtyard West Elevation;
STM-PP-06 – Proposed Sections (Rev 02); &
Design and Access Statement (Revised Mar 2026).

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership, and that all other necessary consents from others with a relevant interest in the land should be obtained before commencing the development hereby approved.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.