



Officer Report

Application Number:	HGY/2026/1068
Application Type:	Removal/variation of conditions
Address:	Channing School, Highgate Hill, Hornsey, London, N6 5HF
Proposal:	Variation of Condition 3 (materials and details) and 4 (Method of Construction Statement) attached to planning permission HGY/2024/0989, and addition of condition to introduce phasing into the consented scheme.
Case Officer:	Eunice Huang
Valid Date:	27/05/2026
Applicant:	- -
Agent:	Oliver Coleman

RECOMMENDATION

Approve with Conditions

RECOMMENDATION

GRANT PERMISSION

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Approved development

Planning permission granted under application reference HGY/2024/0989 for the 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.

Proposed amendments

It is proposed to introduce phasing to the scheme, to minimise disruption to the operation of the school. This will involve the variation of condition 3 (materials and details) and condition 4 (Method of Construction Statement) attached to planning permission HGY/2024/0989, as well as the addition of a phasing condition.

CONSULTATION RESPONSES

LBH Conservation: No comments received.

LBH Transport: No objection subject to the inclusion of details in the Construction Management Plan in respect to the programme of works, vehicular movements, parking bay/footway suspensions, waste management, ongoing site compounds and risk assessment for each phase.

LOCAL REPRESENTATIONS

The application has been publicised by way of letters, advert and site notice. The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Support: 0

Object: 0

Representation: 0

ANALYSIS/ASSESSMENT

An application can be made under S.73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a S.73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. A S.73 application results in a new permission being issued.

Guidance for determining S.73 applications is set out in the NPPG which states that a minor material amendment is one “whose scale and nature results in a development which is not substantially different from the one which has been approved”. This is not a statutory definition but the Department for Levelling Up, Housing and Communities agree with this statement. It is further stated that the development which the application under S.73 seeks to amend will by definition have been judged to be acceptable in principle at an earlier date. Consequently, the extent of the material planning considerations are somewhat restricted and only the amendments being applied for should be considered at this stage. Having said that, when determining the application, the local planning authority (LPA) will have to consider the application in the light of current policy. The LPA therefore has to make a decision focusing on national or local policies which may have changed significantly since the original grant of planning permission as well as the merits of the changes sought.

An assessment of the proposal is as follows:

Phasing

It is proposed phase the works in 5 stages:

- 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 public facing improvements and access improvements at the outset of the development. Phase 2 is required before the implementation of Phase 3, because it enables the remodelling of the cores contained within Phase 3. Phase 3 will deliver the key heritage benefits of the scheme, through unveiling the original spatial configuration and historic features of Slingley and Westview Houses. The mansard will be constructed thereafter, with the lift works to be final stage, linking each floor to the mansard extension.

The proposed phasing of works will continue to deliver improved educational and access facilities while enhancing the internal heritage value of the listed buildings. As such, the proposed phasing is supported in principle in respect to design, heritage or access.

A new condition will be attached as per the following:

The development hereby approved shall be carried out in the sequential order of the hereby approved Proposed Phasing Diagrams: CHA-NVB-MSB-RP-A-2913.

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.

Condition 3 - Materials and details

It is proposed to amend Condition 3 so that only the relevant materials and details can be submitted and approved for each phase.

Condition 3 reads:

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.

The condition will be amended to the following to enable the phasing of the development:

Prior to the commencement of each development phase, the relevant details and materials in relation to the buildings to be adapted and new buildings hereby permitted shall be 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 and relevant to the development phase, 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 relevant 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 each development phase 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, as relevant for the development phase.

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 - Method of Construction Statement

It is proposed to amend Condition 4 so that only the relevant construction management details can be submitted and approved for each phase.

Condition 4 reads:

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.

The introduction of phasing for the Method of Construction Statement (MCS) is acceptable. It should be demonstrated in the MCS that there is a commitment to ensure that disruption is minimised within the school term, particularly to protect vulnerable road users and safeguard students on the school campus. With the phasing of the scheme the MCS should also identify the placement of any ongoing site compound while the overall project is underway. A risk assessment, evaluating potential risks associated with the phasing should also be undertaken and appropriate mitigation measures in situ, e.g. a phase overrunning into term time and how the impact on the school operations would be managed. The condition will be updated to require these additional details for the phasing of the development.

The condition will be amended to:

Prior to the commencement of each development phase, 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) site compound and 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.*
- g) risk assessment for the phasing*

shall be submitted to and approved in writing by the Local Planning Authority for each development phase.

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.

Condition 6 - Landscaping

The proposed phasing scheme will impact the delivery of Condition 6, which relates to landscaping. The condition is worded so that landscaping details need only be submitted and approved prior to the completion of the development. As the first phase of the development is the landscaping works, the condition will be amended to require these details to be submitted prior to commencement of the relevant landscape works.

Condition 6 reads:

Details of all new hard and soft landscaping including tree and shrub planting indicating species and size and the green roof surface treatment to the extension shall be submitted to and approved by the Local Planning Authority, before the development hereby permitted is completed.

The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area, consistent with Policy DM1 of the Development Management DPD (2017).

The wording will be amended to the following:

Details of all relevant new hard and soft landscaping including tree and shrub planting indicating species and size and the green roof surface treatment to the extension shall be submitted to and approved by the Local Planning Authority, before the commencement of the relevant landscaping works.

The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area, consistent with Policy DM1 of the Development Management DPD (2017).

Conclusion

The proposed phasing of the development is deemed acceptable and reasonable in delivering the development in a sequential manner to minimise delay and disruption on the

school operations. The phasing of the materials and details condition and MCS condition will have not have a material impact on the appearance or heritage significance of the scheme or its highway impacts.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be approved for the reasons set out above.

CIL APPLICABLE

The increase in internal floor area would not exceed 100sqm and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

RECOMMENDATION

GRANT PERMISSION

Conditions:

- 1 The development hereby permitted shall begun not later than the expiration of 19/08/2027.

Reason: To ensure the commencement timescale for the development is not extended beyond that of the original planning permission granted on 19/08/2024 Haringey ref: HGY/2024/0989 and to comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Approved drawings list:

- Block Plan, Location Plan and Site Plans: CHA-NVB-MSB-XX-DR-A-2002 P02, CHA-NVB-MSB-XX-DR-A-2010 P01, CHA-NVB-MSB-XX-DR-L-2080 P01, CHA-NVB-MSB-XX-DR-L-2105 P01
- Existing drawings: CHA-NVB-MSB-0.5-DR-A-2043 P03, CHA-NVB-MSB-0-DR-A-2042 P03, CHA-NVB-MSB-1.5-DR-A-2045 P03, CHA-NVB-MSB-1-DR-A-2044 P03, CHA-NVB-MSB-2.5-DR-A-2047 P03, CHA-NVB-MSB-2-DR-A-2046 P03, CHA-NVB-MSB-3.5-DR-A-2049 P03, CHA-NVB-MSB-3-DR-A-2048 P03, CHA-NVB-MSB-B0.5-DR-A-2041 P03, CHA-NVB-MSB-B1-DR-A-2040 P03, CHA-NVB-MSB-RF-DR-A-2050 P01
- Demolition plans: CHA-NVB-MSB-00-DR-A-2062 P03, CHA-NVB-MSB-0.5-DR-A-2063 P03, CHA-NVB-MSB-01-DR-A-2064 P03, CHA-NVB-MSB-1.5-DR-A-2065 P03, CHA-NVB-MSB-2.5-DR-A-2067 P03, CHA-NVB-MSB-2-DR-A-2066 P03, CHA-NVB-MSB-3.5-DR-A-2069 P03, CHA-NVB-MSB-3-DR-A-2068 P03, CHA-NVB-MSB-B0.5-DR-A-2061 P03, CHA-NVB-MSB-B1-DR-A-2060 P03, CHA-NVB-

MSB-RF-DR-A-2070 P02

- Proposed drawings: CHA-NVB-MSB-00-DR-A-2102 P06, CHA-NVB-MSB-0.5-DR-A-2103 P05, CHA-NVB-MSB-01-DR-A-2104 P04, CHA-NVB-MSB-1.5-DR-A-2105 P02, CHA-NVB-MSB-2.5-DR-A-2107 P03, CHA-NVB-MSB-2-DR-A-2106 P03, CHA-NVB-MSB-3.5-DR-A-2109 P03, CHA-NVB-MSB-3-DR-A-2108 P03, CHA-NVB-MSB-B0.5-DR-A-2101 P04, CHA-NVB-MSB-B1-DR-A-2100 P04, CHA-NVB-MSB-RF-DR-A-2110 P01
- Sections and Elevations: CHA-NVB-MSB-ZZ-DR-A-2200 P03, CHA-NVB-MSB-ZZ-DR-A-2201 P02, CHA-NVB-MSB-ZZ-DR-A-2310 P03, CHA-NVB-MSB-ZZ-DR-A-2311 P03, CHA-NVB-MSB-XX-DR-L-2206 P01, CHA-NVB-MSB-XX-DR-L-2207 P01, CHA-NVB-MSB-XX-DR-L-2208-P01
- Site Plans - Visitor Entrance: CHA-NVB-MSB-XX-DR-L-2081 P01, CHA-NVB-MSB-XX-DR-L-2106 P01
- Proposed Phasing Diagrams: CHA-NVB-MSB-RP-A-2913

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

- 3 The development hereby approved shall be carried out in the sequential order of the hereby approved Proposed Phasing Diagrams: CHA-NVB-MSB-RP-A-2913.

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.

- 4 Prior to the commencement of each development phase, the relevant details and materials in relation to the buildings to be adapted and new buildings hereby permitted shall be 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 and relevant to the development phase, 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 relevant 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 each development phase 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, as relevant for the development phase.

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.

- 5 Prior to the commencement of each development phase, 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) site compound and 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.
- g) risk assessment for the phasing

shall be submitted to and approved in writing by the Local Planning Authority for each development phase.

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.

- 6 The basement works hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy.

- 7 Details of all relevant new hard and soft landscaping including tree and shrub planting indicating species and size and the green roof surface treatment to the extension shall be submitted to and approved by the Local Planning Authority, before the commencement of the relevant landscaping works.

The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority. Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area, consistent with Policy DM1 of the Development Management DPD (2017).

Informatives:

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.