

Oliver Coleman
Old Church Court
Claylands Road
London
United Kingdom
SW8 1NZ

11 September 2026

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
NOTICE OF LISTED BUILDING CONSENT**

Case Reference	HGY/2026/1031
Location	Channing School, Highgate Hill, Hornsey, London, N6 5HF
Proposal	Listed building consent for internal works to the floorplans over lower-ground, ground and first floor and second floor levels, and installation of replacement escape door and two louvres on the street elevation at the lower-ground level.
Received	10 April 2026

In pursuance of their powers under the above Acts, Haringey Council as Local Planning Authority hereby GRANTS CONSENT for the above development in accordance with the application received on the above date.

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (7)

- 1** The works hereby permitted shall be begun not later than 3 years from the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 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 listed building consent.

Approved drawings list:

Site Location Plan:

2527-NVB-CSR-XX-DR-A-00001 Rev P01

Existing Plans:

2527-NVB-CSR Rev P01: 00-DR-A-01001, 00-DR-A-01002, 01-DR-A-01101, 01-DR-A-01102, 02-DR-A-01201, 03-DR-A-01301, 05-DR-A-01501, ZZ-DR-A-03001, ZZ-DR-A-03003

Demolition Plans:

2527-NVB-CSR Rev P01: 00-DR-A-01010, 00-DR-A-01011, 01-DR-A-01110, 01-DR-A-01111, 02-DR-A-01210, 03-DR-A-01310, 05-DR-A-01510

Proposed Plans:

2527-NVB-CSR Rev P01: 00-DR-A-01020, 00-DR-A-01021, 01-DR-A-01120, 01-DR-A-01121, 02-DR-A-01220, 03-DR-A-01320, 05-DR-A-01520, ZZ-DR-A-02001, ZZ-DR-A-03002, ZZ-DR-A-03004

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

- 3** Prior to the commencement of works, a methodology statement shall be submitted to and approved in writing by the Local Planning Authority, detailing how the existing retained features (such as windows in CH003 during the medical centre fit-out) will be protected during the removal of the science laboratory fixtures and structural alterations. Thereafter, the works shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2026.

- 4 Prior to the construction of new partition walls and fixtures, details of the junctions between new partitions and the existing historic walls, ceilings, and window reveals shall be submitted to and approved in writing by the Local Planning Authority, to ensure they are easily reversible and do not damage original fabric. Thereafter, the works shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2026.

- 5 Prior to the installation of new cornicing, large-scale section drawings (e.g., 1:5 or 1:10) of the reinstated cornices shall be submitted to and approved in writing by the Local Planning Authority. The new cornicing shall match the existing historic pattern in profile, material, and finish. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2026.

- 6 Following the removal of the lower ground to ground floor staircase, the redundant prep room (CH111), and the dumb waiter (CH112), all surrounding historic fabric including plasterwork, floorboards, and skirting shall be made good to exactly match the adjacent original historic fabric in material and finish.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2026.

- 7 Prior to its installation, detailed drawings of the new lower ground floor escape door (at a scale of 1:10 or 1:20) shall be submitted to and approved in writing by the Local Planning Authority. Its pattern, material, and finish must accurately match the original historic door it replaces. Thereafter, the works shall be implemented in accordance with the approved materials and details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in accordance with Haringey Local Plan 2017 policy DM9, Policy HC1 of the London Plan 2021 and NPPF 2026.

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.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.