



Officer Report

Application Number:	HGY/2026/1031
Application Type:	Listed building consent (Alt/Ext)
Address:	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.
Case Officer:	Eunice Huang
Valid Date:	16/06/2026
Applicant:	-
Agent:	Oliver Coleman

RECOMMENDATION

Approve with Conditions

1. SUMMARY OF RECOMMENDATION

GRANT LISTED BUILDING CONSENT

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

This is a Listed Building Consent application for internal works to the floorplans over lower-ground, ground and first floor levels.

The proposed works include:

- Lower ground floor
 - o Laboratory CH003 - Removal of laboratory fixtures and fittings, installation of partition walls and conversion to nurse/sick bay area.
 - o Laboratory CH007 - Removal of laboratory fixtures and fittings.
 - o Removal of dumbwaiter.
 - o Removal of lower-ground to ground staircase.
- Ground floor
 - o Removal of lower-ground to ground staircase (as above), with space converted to store.
 - o Laboratory CH110 - Removal of laboratory fixtures and fittings, removal of prep room partition walls and infill of opening between rooms CH110 and CH104.
 - o Classroom CH104 - Removal of prep room partition walls and infill of opening between rooms CH110 and CH104.

- o Removal of dumbwaiter.
- o Refurbishment of toilet block.
- o Removal of partition between Office CH117 and CH118 to form a larger room.
- First floor
 - o Laboratory CH215 - Removal of laboratory fixtures and fittings and infill of secondary door opening.
 - o Prep Room CH216 - Removal of fixtures and fittings
 - o Removal of dumbwaiter.
- Second floor
 - o Laboratory CH312 - Removal of laboratory fixtures and fittings
 - o Prep Room CH310 - Removal of fixtures and fittings
 - o Removal of dumbwaiter.
 - o Classroom CH306 - Removal of fixtures and fittings.
- External alterations
 - o Street elevation - Lower ground level
 - o Installation of two louvres to ventilate the new nurse/sick bay room
 - o Installation of new fire escape door to replace existing door

Site and Surroundings

Channing School, an independent secondary school for girls, located off 'The Bank' on the north side of Highgate Hill, immediately to the south of the junction with Cholmeley Park. The School site has a prominent frontage onto Highgate Hill, and extends approximately 150m along Cholmeley Park. The junior school is located diagonally opposite on Highgate Hill and lies within the London Borough of Camden.

The site is 0.88 hectares in size and contains 3 main buildings fronting onto The Bank. Channing House is a late Victorian style building 3 storeys high with a basement and mansard floor. This building has a prominent corner elevation on the junction of Highgate Hill and Cholmeley Park. Slingley and Westview are a pair of symmetrical mid C19 buildings attached to the south-east of Channing House. They are 3 storeys high with a basement and mansard roof. They are constructed in stock brickwork. Channing House and Slingley & Westview are Grade II listed buildings. To the south-east of Slingley and Westview is Haigh House, which is a 1950s 'replica' style building that serves as the reception area of the School. All three buildings are internally connected and forms part of the School. Channing Cottage, which is under the School's ownership, is locally listed by Haringey Council as a "decorative gatehouse".

Behind the main buildings fronting the site are Brunner House, Founders Hall and a Sports Hall. Brunner House is located adjacent to Cholmeley Park. It is a two storey building of lightweight construction.

The wider development site is bound by the Grade II listed Princess Elizabeth Court site to the north, the deep rear garden of grade II listed property at 112 Highgate Hill to the east, Highgate Hill to the south, and Cholmeley Park to the west. The site sits within Highgate Conservation Area.

Relevant Planning and Enforcement History

The planning history of the site has been taken into account when coming to this decision. Recent applications include the following:

HGY/2024/1194	Addition of a store to the existing theatre building in materials to match existing. Approved with conditions 21 August 2024.
HGY/2024/1904	Listed Building Consent application 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. Approved with conditions 19 August 2024.
HGY/2024/0989	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. Approved with conditions 19 August 2024.
HGY/2023/3404	3-storey extension to north-eastern elevation of Brunner House, roof extension to the south-western elevation of Brunner House, refurbishment and façade alterations along with associated landscaping alterations. Approved with conditions 3/07/2024
PRE/2023/0210	Follow Up Pre-App to reference: PRE/2023/0081. Advice note issued 30/01/2024.
PRE/2023/0081	Refurbishment and 3-storey extension to Brunner House. Reconfiguration of floorplates within the main school buildings. Rear dormer roof extension to the main school building. Basement and ground floor rear glazed extension to the main school and reconfiguration of access routes. Advice note issued 1/8/2023.
HGY/2016/3650	Listed building consent for proposed mobility ramp and relocation of front gate. Approved with conditions 19/12/2016.
HGY/2016/3649	Proposed mobility ramp and relocation of front gate. Approved with conditions 19/12/2016.
HGY/2015/2283	Retention of an existing works access, with improvements and enhancement as a permanent means of occasional service access to the school via Cholmeley Park, incorporating the provision of entrance gates, bollards, on-site hard-standing/manoeuvring space and associated landscaping Approved with conditions 06/11/2015.
HGY/2011/1584	Erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping. Approved with conditions 19/3/2012.
HGY/2011/1585	Listed building consent for erection of lower ground floor extension to existing 1950s school extension to provide additional dining facilities and space for electric transformer room, with associated external hard landscaping. Approved with conditions 19/3/2012.
HGY/2011/1577	Conservation Area Consent for demolition of existing sports hall and provision of rear building to provide new indoor sports, music and performing arts facilities together with associated landscaping works. Approved with conditions 16/1/2013.
HGY/2011/1576	Demolition of existing sports hall and provision of new buildings to provide new indoor sports, music and performing arts facilities together with associated landscaping works. Approved with conditions 16/1/2013.
HGY/2011/0583	Erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment. Approved with conditions 18/5/2011.
HGY/2011/0584	Listed Building Consent for erection of lower ground and ground floor extension to existing courtyard buildings with new internal staircase, new external disabled lift to replace existing stairs / ramp including internal and external demolitions, alterations and refurbishment. Approved with conditions 18/5/2011.
HGY/2009/0874	Minor dismantling of existing gables and erection of new classrooms and ancillary accommodation to the existing Brunner House. Approved with conditions 27/5/2010.
HGY/2007/0474	Erection of extension to existing ground and first floor, insertion of additional floor space within existing building. Approved with conditions 25/4/2007.
HGY/1999/0286	Erection of single storey rear extension. Approved with conditions 15/6/1999.
HGY/1999/0125	Erection of rear roof extension, infilling section of flat roof to match adjacent dormer roof with four inset dormers to facilitate new music room. Approved with conditions 6/4/1999.
HGY/1998/0401	Extension to existing single storey classroom block to rear of main school. Approve with conditions 2/6/1998.

3. CONSULTATION RESPONSE

3.1 The following response was received following consultation on the application:

1) LBH Conservation – No objection, subject to conditions.

The proposed internal alterations at Channing House present a sensible and well-justified approach to updating the school's facilities, particularly given that the interior spaces in question have already been significantly altered by modern educational use. The submission for Listed Building Consent outlines works that largely repurpose existing spaces following the relocation of science facilities to the newly constructed Brunner House. From a heritage and conservation perspective, the proposals are supported, as they introduce no adverse impacts to the building's scale or external landscape, and actively seek to rectify previous detrimental interventions.

Spatial Reconfiguration and Historic Fabric

The fundamental use of the building remains educational, ensuring the ongoing viability of the heritage asset. The conversion of the existing science laboratories back into general teaching spaces is a low-impact intervention, as there is no proposed increase in useable floorspace. Specific spatial alterations demonstrate a respect for the existing structural constraints:

The conversion of the lower ground floor laboratory (CH003) into a medical centre—comprising office space, a sick bay, and support facilities—will be contained entirely within the existing room. The layout has been deliberately designed to respect and align with the existing window arrangement, minimizing awkward partitions against historic fenestration.

On the ground floor, the removal of redundant features, specifically the prep room (CH111) and a dumb waiter (CH112), will resolve current sightline issues between pupils and the teaching position. The removal of these later, functional additions are entirely acceptable and helps restore a more coherent volume to the classroom.

The modernization of the WCs in room CH114 is confined to the removal of existing fixtures and the installation of new partitioning inside the room, which poses no threat to the historic fabric.

Conditions:

- 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.