

Oliver Coleman
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

3 July 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/3404
Location Channing School, Highgate Hill, Hornsey, London, N6 5HF
Proposal 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.
Received 27 December 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
CHA-NVB-BHR-XX-DR-L-2205-P01-Planning-Existing and Proposed Site Sections D-D.pdf	Landscaping details	27 December 2023
CHA-NVB-BHR-XX-DR-L-2102-P02-Detailed Proposed Plan 1 of 2.pdf	Landscaping details	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part4.pdf	Other relevant information	27 December 2023
231215 Channing School - Brunner House - TPP 01.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2205-P01-Existing and Proposed Sections D-D.pdf	Landscaping details	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part1_red.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2104-P02-Detailed Proposed Plan 2 of 2.pdf	Landscaping details	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part2.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2207-P01-Existing and Proposed Sections F-F.pdf	Landscaping details	27 December 2023
CHA-NVB-BHR-XX-DR-L-2202-P01-Existing and Proposed Sections A-A.pdf	Landscaping details	27 December 2023
231215 Channing School - Brunner House - Plan TCP 01.pdf	Other relevant information	27 December 2023

231215 Channing School - Brunner House - Noise Impact Assessment.pdf	Other relevant information	27 December 2023
231215 Channing School - Brunner House - Tree Schedule 01.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2203-P02-Existing and Proposed Section B-B.pdf	Landscaping details	27 December 2023
CHA-NVB-BHR-XX-SC-L-2960-P01-Planting Schedule for plan.pdf	Landscaping details	27 December 2023
231215 Channing School - Brunner House - Arboricultural Impact Assessment.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2204-P02-Existing and Proposed Site Sections C-C.pdf	Landscaping details	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part3_red.pdf	Other relevant information	27 December 2023
231215 Channing School - Brunner House - Arbtech Plan AIA 01.pdf	Other relevant information	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part6_red.pdf	Other relevant information	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part7_red.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2107-P01-Typical Landscape Details.pdf	Landscaping details	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part5.pdf	Other relevant information	27 December 2023
2992-A2S-XX-XX-RP-Y-0002-00 Basement Impact Assessment_Optimized_Part8.pdf	Other relevant information	27 December 2023
CHA-NVB-BHR-XX-DR-L-2206-P01-Existing and Proposed Sections E-E.pdf	Landscaping details	27 December 2023
CHA-NVB-BHR-XX-DR-L-2701-P01-Proposed Planting Plan.pdf	Landscaping details	27 December 2023
CHA-NVB-BHR-XX-DR-L-2202-P01-Planning-Existing and Proposed Section A-A.pdf	Landscaping details	27 December 2023
CHA-NVB-BHR-XX-DR-L-2101-P03-Proposed Site Plan		4 June 2024
CHA-NVB-BHR-00-DR-A-2101-P08-S2-Brunner HouseProposed Plan - Ground Floor		4 June 2024
CHA-NVB-BHR-XX-DR-L-2107-P01-S2-Typical Landscape Details		4 June 2024
CHA-NVB-BHR-XX-DR-L-2102-P03-Detailed Proposed Plan 1 of 2		4 June 2024
CHA-NVB-BHR-XX-DR-L-2203-P03-Existing & Proposed Site Section B-B		4 June 2024
CHA-NVB-BHR-XX-DR-A-2311-P06-S2-Brunner HouseProposed Elevations - C and D		4 June 2024
Landscaping Drawing List		4 June 2024
CHA-NVB-BHR-RF-DR-A-2104-P08-S2-Brunner HouseProposed Plan - Roof		4 June 2024
CHA-NVB-BHR-XX-DR-L-2204-P03-Existing & Proposed Site Section C-C		4 June 2024
CHA-NVB-BHR-XX-DR-A-2310-P06-S2-Brunner HouseProposed Elevations - A and B		4 June 2024
CHA-NVB-BHR-XX-SC-L-2960-P02-PlantingSchedule		4 June 2024
CHA-NVB-BHR-XX-DR-L-2103-P03-Detailed Proposed Plan 2 of 2		4 June 2024
CHA-NVB-BHR-XX-DR-L-2202-P02-S2-Existing & Proposed Site Section A-A		4 June 2024
CHA-NVB-BHR-XX-DR-L-2701-P02-Proposed Planting Plan		4 June 2024
CHA-NVB-BHR-XX-DR-A-2312-P02-S2-Brunner HouseProposed and		4 June 2024

Existing - Northwest Elevation

CHA-NVB-BHR-01-DR-A-2102-P08-S2-Brunner House Proposed Plan -
First Floor

4 June 2024

CHA-NVB-BHR-XX-DR-L-2050-P03-Existing Site Plan

4 June 2024

CHA-NVB-BHR-B1-DR-A-2100-P08-S2-Brunner House Proposed Plan -
Basement

4 June 2024

CHA-NVB-BHR-00-DR-A-2010-P03-S2-Brunner House Block Plan

4 June 2024

CHA-NVB-BHR-XX-DR-A-0002-P06-S2-Site Location Plan

4 June 2024

CHA-NVB-BHR-ZZ-DR-A-2200-P04-S2-Brunner House Existing &
Proposed Sections

4 June 2024

2140ECS-MET-ZZ-XX-RP-V-9712-S2-P02_Energy Statement

Received 19/06/24 19 June 2024



Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (10)

- 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 approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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

- 3** Samples of 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.

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.

- 4** Prior to the commencement of building works above grade, detailed drawings, including sections, to confirm the detailed design of the:

- a) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at an appropriate scale); and
- b) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents Shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance for the proposed development and to ensure the character of the Highgate Conservation Area is preserved, consistent with Policies SP11 & SP12 of the Haringey Local

Plan (2017) and Policies DM1 and DM9 of The Development Management DPD (2017).

- 5 Notwithstanding the proposed landscaping details submitted and the approved tree protection measures, which seek to protect and minimise the loss of established landscaping features to this site, final details of the supplementary landscape planting and hard landscaping in connection to the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme/ detail as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2021, Policy Planning Officer Delegated Report SP11 of the Haringey Local Plan 2017 and 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 The development hereby approved shall be carried out in accordance with the Arboricultural Topographical Survey, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement, and Tree Protection Plan prepared by Arbtech dated 23 August 2023. The

development thereafter shall be implemented in strict accordance with the approved details.

Reason: In order to ensure the safety and wellbeing of the trees close to the development during constructional works that are to remain after works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 8 The development hereby approved shall be constructed in accordance with the Energy Statement prepared by 'Method Consulting' (dated May 2024), delivering a 39% improvement on carbon emissions over 2021 Building Regulations Part L2. The development shall be carried out strictly in accordance with the details so approved and shall be maintained and retained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and Local Plan Policy SP4 and DM21.

- 9 No development shall take place, including any works of demolition, until a Method of Construction Statement, 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
- 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 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.

- 10** 1. All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london>.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.

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 his ownership.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

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.

INFORMATIVE: Bats and birds

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection should be undertaken prior to the commencement of works to determine if any bats or birds reside on site. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 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.