



Officer Report

Application Number:	HGY/2023/3404	
Application Type:	Full planning permission	
Address:	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.	
Case Officer:	Eunice Huang	
Valid Date:	27/12/2023	
Applicant:	- -	
Agent:	Oliver Coleman	

1. SUMMARY OF RECOMMENDATION

GRANT PLANNING PERMISSION, subject to conditions.

2. PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed development

2.1 This is an application for 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.

2.2 Revised plans were received on 31/05/2024, with a revision the roof form of the Brunner House extensions, following officer feedback. The three storey extension to the north-east is formed of a pair of dual pitched roofs. The first floor extension on the south-western elevation takes a hipped roof form. There were also minor adjustments to the floorplates to respond to the revised roof forms. Additional landscaping was also proposed.

Site and Surroundings

2.3 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.

2.4 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. They were listed Grade II in 1974. 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".

2.5 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.

Relevant Planning and Enforcement History

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

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/manouvering 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 – As per comments provided in respect of the original design of the Brunner House extension concerns were raised about the proposal in relation to footprint, increased height, and closer proximity to listed buildings and the impact on the campus's established spatial relationship and visual harmony. Concerns were raised that the reconfigured building risked competing with the architectural language of the listed building in southward views, potentially impacting the conservation area. Additionally, the design's integration with the existing campus structures, such as the Sixth Form Centre and Sports Hall, was viewed to be unclear. Following discussions with the agent/applicant involving Conservation & Design Officers revised plans addressing these issues were submitted on 31/05/2024 with no objections received in respect of the amended scheme.

2) LBH Design – No objections to the amended design, which responded to feedback from LBH Conservation and LBH Design.

3) LBH Transport Planning – A Transport Assessment is requested on top of the Travel Plan provided.

(Planning Officer note: There is no change proposed to the traffic and parking impact of the school. The development does not seek to increase the student capacity of the school.)

4) LBH Transport Planning – A Transport Assessment is requested on top of the Travel Plan provided.

5) LBH Arboriculture - No objections. An arboricultural topographical survey, tree constraints plan, arboricultural impact assessment, arboricultural method statement, and tree protection plan have been submitted by Arbtech dated 23 August 2023. The report has been carried out to British Standard 5837: 2012 Trees in relation to design, demolition and construction- Recommendations. I concur with much of the findings within the report including the tree category classification. There are no trees scheduled for removal and there is landscape

plan including further tree planting and establishment. Providing the whole of the above report is conditioned I see no issues.

6) The Greater London Archaeological Advisory Service – No objections to proposal. NPFF section 16 and the London Plan (2021 Policy HC1) make the conservation of archaeological interest a material planning consideration. Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, GLAAS conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. GLAAS agrees with applicant's archaeological assessment. Although the site lies within an Archaeological Priority Area, it appears not to have been built up until the 19th century, has generally low archaeological potential for all periods, and the proposed development is of relatively modest scale. No further assessment or conditions are therefore necessary.

4. LOCAL REPRESENTATIONS

4.1 The application has been publicised by way of press advert, site notice and letters. 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: 3
Support: 0
Representation:
Object: 3

4.2 The following issues were raised in representations that are material to the determination and are addressed in the next section of this report:

- All proposed works should be submitted in one single application.
- Site is overbuilt already.
- Impact on Highgate Conservation Area. Proposed extensions would be visible from Cholmeley Park.
- Impact on listed buildings, including Cholmeley Lodge (Grade II).
- Further archaeological investigation required.
- Loss of light and privacy for neighbours.
- Ecological and biodiversity impact, including impact of light pollution on wildlife.
- Flood risk from impermeable surfaces.
- Insufficient soft landscaped areas.
- Basement impact upon hydrology and neighbouring properties.

- Impact on traffic, parking and road safety - existing traffic and parking issues from parents/guardians, particularly along Cholmeley Park. Effect of traffic and parking issues on vitality and viability of shopping area.
- Construction Management Plan required.
- Public benefit of proposal needs to be clarified, to make up for short term inconvenience and long term effect on the visual amenity of this part of the Conservation Area.

5. MATERIAL PLANNING CONSIDERATIONS

5.1 The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Design and impact on the character and appearance of the conservation area/ setting of listed buildings;
3. Impact on neighbouring amenity;
4. Basement development;
5. Inclusive design;
6. Trees, landscaping and biodiversity;
7. Transport considerations;
8. Energy and sustainability.

Principle of development

- 5.2 The London Plan Policy 2021 Policy S3 and Haringey Development Management DPD 2017 Policy DM49 supports enhancement of educational facilities to meet the needs of the community. The proposal is also consistent with the National Planning Policy Framework which states at Paragraph 99 'Local Planning Authorities should take a proactive, positive and collaborative approach to meeting (school choice) and to development that will widen the choice of education. They should give great weight to the need to create, expand or alter schools...'
- 5.3 The rationale for the proposed development is to deliver larger specialist teaching facilities because the current teaching spaces are limited and are constrained by the historic fabric of the Main School Building. The extension to Brunner House would provide specialist teaching facilities for science, food technology and design technology. The proposed works would also improve circulation and access within Brunner House. The proposal does not aim to increase student capacity within the school; rather it is intended to improve facilities for existing student numbers. The principle of development to improve school facilities to meet curriculum needs is considered acceptable.

Design and impact on the character and appearance of the conservation area

Policy and Statutory tests

- 5.4 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.
- 5.5 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues, which will be taken into account. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.
- 5.6 DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance.
- 5.7 In relation to Highgate Conservation Area, s.72(1) of the Act sets out that with respect to any buildings or other land in a conservation area of any powers under or by virtue of any of the provisions in subsection, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 5.8 Paragraph 199 of the NPPF is relevant here in that it outlines that when considering impact of proposed development on what the PPG calls "heritage assets", great weight should be given to the conservation (or preservation) of those assets. and the more important an asset (i.e. the higher its listing grade) then the greater the weight that should be attached to its conservation. Paragraph 200 states that any harm to the significance of a designated heritage asset whether from its alteration, destruction or from development within its setting, should require clear and convincing justification. The level of harm that would arise should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.9 In terms of listed buildings in line with s.16(2) of the Planning Act 1990 it is noted that special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

Proposed scheme

5.10 The amended development, as received on 4 June 2024, comprises a three storey extension on north-eastern, with twin pitched roofs. On the south-western side, a first-floor level extension is proposed, with a hipped roof.

5.11 The existing floor plan of Brunner House is composed of:

- Ground floor
 - 6no. classrooms
 - Tutorial room
 - Office
 - 10no. toilets, including 1no. accessible toilet.
- First floor
 - 4no. classrooms
 - 3no. offices

5.12 The proposed development involves a gross internal floor area gain of 811m², across three storeys. The number of classrooms would increase from 10 to 15 classrooms. The altered and extended Brunner House would comprise the following:

- Basement
 - Design/technology workshop and office
 - Accessible bathroom
 - Storage and plant room
 - Lift
- Ground floor
 - 2no. science classroom (physics)
 - Science prep room (physics) and store
 - 2no. science classroom (general)
 - Classroom (IT)
 - Science classroom (chemistry)
 - Science prep room (chemistry) and store
 - 10no. toilets, including 1no accessible toilet
 - Lift
- First floor
 - 2no. science classroom (general)
 - Science classroom (chemistry)
 - Classroom (general)
 - 2no. Science classroom (biology)

- Science prep room (biology) and store
- Food tech
- Store
- Store
- 4no. toilets, including 1no accessible toilet
- Lift
- Roof
 - Ventilation flues
 - Ventilation cowls
 - Rooflights
 - PV panels

5.13 The north-extension utilises the existing sloping external ground levels to provide a three-storey form, whilst maintaining the existing ridge height of Brunner House. The basement level would have direct access to a courtyard.

5.14 Twin dual-pitched roofs are proposed on the north-eastern extension. The existing ridge line of Brunner House is extended for one of dual-pitched roofs. This roof form draws upon the consistent design language of the existing contemporary buildings at the rear of the site (Sixth Form Centre and Sports Hall/Performing Arts building). These contemporary buildings have a strong south-western/north-eastern orientation on campus, underscored by their defining dual-pitched roofs. The proposed north-extension adopts the architectural language of these existing buildings in its design, proportions and form. This results in an addition that has a strong, complementary relationship to the existing character of the campus.

5.15 The roof on the south-western extension also maintains the existing ridge line of Brunner House. The hipped roof maintains the visual primacy of the listed buildings in southward views across the campus. The amendment from a gable to a hipped roof reduces the bulk on this side of Brunner House, improving its spatial relationship to the listed buildings on site. Following such an amendment in relation to the roof form of Brunner House the works here are works are not viewed to harm the fabric, integrity and identity of the listed buildings on site, with equally the setting of such listed buildings not affected taking account of the separation distance between the extension and the back of the listed buildings as well as taking account of the current pattern and grain of development within this campus site.

5.16 Materials comprise anodised aluminium, ashlar stone and red brickwork, which complement the colours and materials of the Sixth Form Centre and Sports

Hall/Performing Arts building. The bronze anodised aluminium and red brick would also match that of the Sports Hall/Performing Arts Building.

- 5.17 While accepting the extension here would be partly visible from Cholmeley Park, such impacts are not significant taking account of the current arrangement of buildings on site and their part visibility, as well as taking account of the high wall and tree planting Cholmeley Park, which will continue to function to part screen the rear parts to this school campus site. As such the proposed bulk, scale and proportions of the redesigned Brunner House and new extension would not dominate or harm the conservation area. The character and appearance of the conservation area, which needs to be considered as a whole, is not viewed to be harmed (left preserved), with any such element of harm outweighed by the public benefits of the improved educational offer provided by this well establish school.
- 5.18 The development here complies with Local, London and National policies relating to heritage assets; and the statutory duty to preserve the special interest of the conservation area and heritage assets (listed buildings) having given considerable importance and weight when assessing this application.

Impact on neighbouring amenity

- 5.19 London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.
- 5.20 DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.
- 5.21 The proposed development would not appear overbearing from Cholmeley Park and neighbouring properties. The development maintains the same ridge height as existing, and the street façade of the three-storey extension steps in from existing, mitigating visual bulk. The size and scale of the development would not result in adverse daylight/sunlight impacts. This is also due to the building separation created by Cholmeley Park from neighbouring properties to the north. It is also noted that the ground floor level of Cholmeley Lodge is elevated above the street. In respect to privacy, there are no new windows directed towards

Cholmeley Lodge or neighbours. The proposal would therefore be acceptable in relation to amenity impacts upon neighbours.

Basement development

- 5.22 Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable construction techniques.
- 5.23 London Plan 2021 policy relates more specifically to large-scale basement development but in paragraph 3.10.6 it is recognised and outlined that small-scale basement excavations, where they are appropriately designed and constructed, can contribute to the efficient use of land. Paragraph 3.10.5 equally highlights the need to manage sensitively through the planning application process potential impact on the local environment and residential amenity.
- 5.24 Policy DH7 of the Highgate Neighbourhood Plan (2017) is equally relevant and requires impact assessments to be submitted with basement development where there is evidence that there may be problems with drainage or flooding and to show there are no adverse effect from such development on the structural stability of adjacent properties or associated potential damage. It specifically talks about there being no possibility of irreparable damage to the local water regime both in terms of ground water diversion and surface water flooding and that construction should not be allowed where there is evidence that damage to neighbouring properties would exceed Burland Scale 1.
- 5.25 The proposed development involves the formation of a new basement below the existing building. The development here relates to a large site, and the basement is not situated adjacent to neighbouring properties.
- 5.26 A Basement Impact Assessment (BIA) was submitted with the application. The BIA provides desktop information on geology and hydrogeology conditions. A site-specific ground investigation was also conducted.
- 5.27 The hydrogeological conditions at the site, relevant to the proposed development, are predicted to comprise:
- Finite bodies of local perched groundwater within pockets of granular Made Ground.
 - Bagshot Formation and Claygate Member, classified as Secondary A Aquifers, defined as containing permeable layers capable of supporting water supplies at a local rather than strategic scale, in some cases forming

an important source of base flow to rivers. These strata are aquifers formerly classified as Minor Aquifers.

- Desktop and Site Investigation information indicates that shallow groundwater table is present between 4.02 to 7.19m below ground level within the Bagshot Formation and Claygate Member. The groundwater is anticipated to flow downhill, towards the southeast within these materials.

5.28 The excavation will be within the Made Ground and partially within the Bagshot Formation. The latter of which is classed as a Secondary A Aquifer. The Bagshot Formation Member in which the basement sits are largely cohesive with low permeabilities, and the proposed basement is set back from the edges of the site. The overall risk of groundwater flooding associated with the creation of a new basement box is considered to be low.

5.29 The impacts of the proposed development on neighbouring off-site structures will be limited to Category 1 – Very Slight, in accordance with the Burland Scale. The impact to the adjacent public highway to the front of the north and northwest of the site is also considered to be low, based on movements predicted in the ground movement assessment.

5.30 Overall, the level of information provided at the planning application stage is considered acceptable. A condition is to be imposed to ensure that the structural side of the basement/excavation works are overseen by a suitably qualified chartered engineer. The submission of a construction management plan (CMP) is also required prior to the commencement of works on site. This will provide further information on the broader programme of works associated with the construction of the extensions.

5.31 Other areas of legislations, the Party Wall Act and Building Regulations etc., also provide further safeguards to identify and control the nature and magnitude of the effect on neighbouring properties.

Inclusive design

5.32 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all.

5.33 The proposal includes the addition of a DDA lift within Brunner House across all floors, as well as new external ramped access to the ground floor entrance. This removes the current stairlift arrangement.

Trees, landscaping and biodiversity

- 5.34 London Plan Policy G7 requires existing trees of value to be retained, and any removal to be compensated by adequate replacement. This policy further sets out that planting of new trees, especially those with large canopies, should be included within development proposals.
- 5.35 DPD Policy DM1 requires proposals demonstrate how landscaping and planting are integrated into a development as a whole, responding to trees on and close to the site.
- 5.36 Policy G6 of the London Plan states that in relation to 'requires new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Impacts on existing biodiversity or green space, are required to be minimised and mitigated through measures such as returning hard standing to green space, the installation of green roofs and green walls, or the provision of landscaping that facilitates sustainable urban drainage in order to achieve the principle of no net loss of overall green cover'.
- 5.37 The development would not result in the removal of any trees of special amenity value on or adjacent to the site. Specifically, trees on the Cholmeley Park frontage would be retained, and there would not be an encroachment upon the root protection areas (RPA) of these trees. Existing trees to the south-east of Brunner House, within the site, would be removed as part of the development. However, the landscape plan provides for further tree planting and establishment, including rain gardens.
- 5.38 In respect to the impact of light pollution upon wildlife, such as bats - there are no windows on the Cholmeley Park façade, facing the row of established trees. Glazing is located on the elevations facing the school grounds; but nonetheless, adverse light pollution is not anticipated from the school use of the building, which would not generally operate late into the night.
- 5.39 Given the indicative landscaping proposal, the retention of trees of special amenity value and the associated measures to prevent harm to these trees, the proposal is viewed as to be acceptable in terms of impact on trees, landscaping and biodiversity. As per a condition imposed final detail of the additional landscaping to be provided on site is to be secured by way of a planning condition.

Transport considerations

- 5.40 The NPPF sets out the overarching planning policies on the delivery of sustainable development through the planning system. It emphasises the importance of reducing the need to travel and encouraging public transport provision to secure new sustainable patterns of transport use.
- 5.41 London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.
- 5.42 Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

Construction Impacts

- 5.43 Given the school use and the constrained nature of The Bank and Cholmeley Park, there is some concern about the potential impacts of construction traffic. A draft Construction Management Plan has been submitted outlining the construction programme, vehicle routing and site access. In order to minimise the impacts of construction activities on the local road network, the Council will seek a planning condition that requires the submission of a finalised Construction Management Plan for approval prior to the commencement of construction.

Traffic Impacts

- 5.44 In terms of the trip generation of the development, the proposed development will not generate trips of any significance. The extensions are for the improvement of school facilities for existing student numbers. The proposed development would not lead to an uplift in student or staff numbers. Therefore, the development will not create any material impacts on the local highway and public transport networks.
- 5.45 Nonetheless, A Travel Plan has been produced to provide long-term strategies aimed at changing the travel habits of pupils and students to more sustainable modes. In respect to neighbour concerns about parking and access issues relating to the school - STP measures include stationing a member of staff to

patrol the school frontage on Highgate Hill/The Bank during peak drop-off/pick up times to inform parents that they must not block the carriageway or stop on the double yellow lines near to the school.

- 5.46 In conclusion, the development is considered to be acceptable in transport terms, subject to planning conditions and sustainable transport measures.

Energy and sustainability

- 5.47 The London Plan sets out detailed policies in relation to energy efficiency, renewable energy, climate change and water resources. Local Plan Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation. Low- and zero-carbon energy generation are required with all new development, specifically to achieve a reduction in predicted carbon dioxide emissions through on-site renewable energy generation.
- 5.48 DPD Policy DM21 also requires new development to consider and implement sustainable design, layout and construction techniques, with proposals required to apply the energy hierarchy to minimise energy use in order to meet/ exceed, minimum carbon dioxide reduction requirements.
- 5.49 The proposed development would secure a total saving of 39% of the developments regulated carbon emissions when compared to the Part L2 2021 Baseline scenario. Demand reduction measures have been incorporated. A Low and Zero Carbon Feasibility Study, as part of the BREEAM New Construction V6 assessment, has identified ASHP and PV as the most appropriate Low or Zero Carbon (LZC) energy source for the new extensions. ASHP and PVs have been incorporated into the plans.
- 5.50 In this instance given the application relates to a minor development / a part redevelopment, the proposed energy strategy is proportionate and satisfactory for the scale of the scheme. It is also on this basis that the development is not subject to a carbon offset contribution.

Conclusion

- 5.51 The proposed development would deliver improved and more accessible school facilities, without adverse impact upon the setting of listed buildings and Highgate Conservation Area. . The proposal would have an acceptable impact upon the residential amenity of neighbouring occupiers, landscaping, transport and parking, and energy and sustainability, subject to conditions.

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

6. CIL APPLICABLE

6.1 The development is for a school use. There is thus no CIL charge applicable for this development.

7. RECOMMENDATION

GRANT PERMISSION subject to conditions

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development shall be completed in accordance with the approved plans as listed above except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

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. 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: 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: 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: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

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