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Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

19 August 2024

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

Case Reference HGY/2024/0989
Location Channing School, Highgate Hill, Hornsey, London, N6 5HF
Proposal 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.
Received 9 April 2024

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
240328 Channing School - Main School - Historic Features Plans.pdf	Additional plans	9 April 2024
240328 Channing School - Main School - Existing Drawings.pdf	Additional plans	9 April 2024
240328 Channing School - Main School - Proposed Plans.pdf	Additional plans	9 April 2024
240328 Channing School - Main School - Existing and Proposed Sections and Elevations.pdf	Additional plans	9 April 2024
CHA-NVB-MSB-XX-DR-A-2002-P02-S2-Site Location Plan.pdf	The location plan	9 April 2024
240328 Channing School - Main School - Demolition Plans.pdf	Additional plans	9 April 2024
CHA-NVB-MSB-XX-DR-A-2010-P01-S2-Block Plan.pdf	Block plan of the site	9 April 2024
CHA-NVB-MSB-XX-DR-L-2080-P01-S2-Existing Site Plan		22 July 2024
CHA-NVB-MSB-XX-DR-L-2208-P01-S2-Existing & Proposed Site Sections C-C		22 July 2024
CHA-NVB-MSB-XX-DR-L-2105-P01-S2-Proposed Site Plan		22 July 2024
CHA-NVB-MSB-XX-DR-L-2081-P01-S2-Existing Site Plan - Visitor Entrance		22 July 2024
CHA-NVB-MSB-XX-DR-L-2207-P01-S2-Existing & Proposed Site Sections B-B		22 July 2024
CHA-NVB-MSB-XX-DR-L-2106-P01-S2-Proposed Site Plan - Visitor Entrance		22 July 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (6)

- 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** 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.

- 4** 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.

- 5 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.

- 6 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).

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:
<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.