

	Officer Report		
Application Number:	HGY/2024/0989		
Application Type:	Full planning permission		
Address:	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.		
Case Officer:	Eunice Huang		
Valid Date:	09/04/2024		
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 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.

2.2 The erection of a rear extension is to Slingley & Westview House, with a small section dropping for Channing House. The rear extension would be located at the ground floor and basement levels. It would be predominantly glazed, with a metal

frame on a concrete plinth, and a sedum roof. The rear extension would provide a link to rationalise and simplify internal circulation and provide access through the main building. The rear extension totals 169sqm.

2.3 The existing main school building has a heavily altered internal floorplan, which includes the formation of partition walls which undermine the original room layouts and obscure historic features including cornicing. The rear link would allow for the restoration of the floorplates and heritage details. The addition of the link would also enable lift access to all floors of the school to support equal access.

2.4 The erection of a rear dormer to Channing House would provide an additional classroom, with an internal area of 70sqm.

2.5 Finally, the proposal includes landscaping alterations to the front and rear of the main school.

Site and Surroundings

2.6 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.

2.7 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".

2.8 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.

2.9 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

2.10 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. Under consultation.
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/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 – It is proposed to create a two-storey rear extension to the main school, to both basement and ground level, to restore the principal rooms on the ground floor of Singly and Westview House, creation of new circulation space on the ground floor and basement link along the northeast rear elevation. One new classroom will be created on the top floor of Channing

House this entailing the proposal for a single storey rear dormer; it is also proposed to install a new lift to all levels. Restoration works are proposed within the main school, and a single storey rear dormer is proposed at Channing House. The proposal also involves landscaping alterations to the front and rear of the main school.

The proposed works stem from the school need to improve circulation and accessibility throughout the constrained and partially altered historic Main School Building, whilst restoring its fabric where possible. At present, only the ground floor has disabled access, due to the many half levels of the building.

Comments

The application is supported, among the other information, by a comprehensive set of drawings, survey of the building, Planning Statement and Heritage Statement. The proposed works were discussed with officers and on-site at pre-application stage and the need to provide universal access into and throughout the historic building is understood and supported in principle such as the proposed works to unveil the original spatial configuration and decorative features of the main rooms located especially at ground level of the grade II listed Slingley and Westview Houses.

It is understood that the proposed reconfiguration of the visitors 'access into the school from the Westview House frontage will replace the steeply stepped access from Haigh House, and this will provide a safe and accessible route from the road to the main school visitor entrance while allowing for larger soft landscaped gardens than currently existing to the front of both Slingley and Westview Houses with a resulting reinforcement of the original character of the front gardens of the listed buildings.

However, the proposed works will also involve the loss of the historic railing and access gates to Westview House and this would obscure the historic design of the boundary treatment to this property that would become uncharacteristically open and incongruous with the design and character of the host building and its group, as well as being incongruous with the design of the boundary treatment of Slingley House and of the rest of the historic school frontage along a major thoroughfare of the Highgate Conservation Area.

Also, the proposed landscape design from the external social space to the rear of the listed buildings is not very clear and includes, to both front garden and rear amenity space, concrete and timber benches that are not supported in principle due to their design inconsistency with the age and architectural language of the host building their heavy materiality and bulk, more suited to

large and contemporary landscape spaces, and also due to the poor aging of the timber seats.

For these reasons, the proposed alterations to boundary treatment and the proposed landscaped design cannot be supported in principle.

The proposed decluttering of the internal spaces and rear elevations of Slingley and Westview Houses from later partitions, utilitarian extensions, later stairs to basement level and the unveiling of the original spatial hierarchy to ground floor of Slingley and Westview Houses coupled with a new stair to match original stair, enhanced internal circulation and access to all levels through a new lift sensitively nested in between Westview and Channing House are considered positive and beneficial interventions that require further design definition in terms of methodologies, detailed design, material specification and material samples/ trial samples, and are supported from the conservation stance.

The proposed two storey new link building at basement and with colonnade to ground level rear elevations of Channing, Slingley and Westview Houses, although less than ideal to unveil and reinforce the original design of the rear elevations of the listed buildings, has been carefully thought through and it is effectively meant to externalise the currently convoluted internal circulation leading to the dining hall to the rear of the main school buildings, and will allow for improved WC provisions, including accessible WC. The proposed design appears contemporary, minimalist, and lightweight and would provide sufficient visual permeability to still be able to read the architectural composition of the uncluttered and original rear elevations especially of Slingley and Westview Houses. Detailed design, including methodologies, specification and material samples are fundamental to ensure that the new building respects and sensitively responds to the design of the host buildings. The proposed link building is supported.

The proposed roof top extension to Channing House will match the existing one, thus blending in with the design of the host building and respecting the existing materiality, while offering an additional classroom for educational purposes. The impact of the proposed extension on the setting and significance of the heritage assets involved, especially in those views taken from Cholmeley park towards the development site, was assessed on site by officers and it is expected that this will be neutral, and the proposed extension is supported, however detailed design, methodologies, material specification and material samples will need to be approved by the planning authority

The proposed scheme is considered largely justified and acceptable, although detailed design information is generally needed, and the varying impact of the proposed works has been generally sensitively mitigated by design. However, the impact of the proposed boundary alterations related to the reconfiguration of the access from The Bank and some elements of the proposed landscape design are not justified and not sufficiently assessed in the application, although being harmful and are not supported in principle. In conclusion, the application cannot be supported as it stands.

2) LBH Arboriculture –

1. There is an avenue of Lime trees on the north boundary and trees can be seen, from an aerial, also on the northeast boundary. There will be a shortage of space and storage areas on site. We will need assurances that these trees are not affected and that their root protection areas are given the adequate tree protection required. Access and egress points will need to be confirmed.

2. There is existing landscaping and ornamental trees to the rear near to the proposed extension. Point 1 above with regards to protection will also apply here.

3. The tree to the front is to be retained. We will need a finalised landscape plan including a species list and aftercare plan.

3) Greater London Archaeological Advisory Service (GLAAS) –

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [77686] Highgate. Having considered the proposal with reference to information held in the Greater London Historic Environment Record and/or made in connection with this application, it is concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

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: 2

Support: 0

Representation: 1

Object: 1

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:

- Highgate CAAC supports the scheme to restore the original room layout and reveal historic details and appreciates the need for disabled access. We welcome the fact that this application involves minimal further loss of outside space and biodiversity.
- Clarification of front boundary treatment and planting required.
- There should be a decrease in hard surfaces at the front and rear, replaced with green surfaces.
- Consideration should be given to impact upon nearby listed buildings and areas in Camden and Islington.
- The new lift block on Channing House will be visible from Highgate Hill and may damage Highgate Conservation Area if the design and scale of the intervention is overly obtrusive. This aspect of the proposal should be carefully monitored, with the design details, materials, etc. covered by condition.
- There may be archaeological remains in the proposed basement and on the rest of the site.
- Basement impacts would on neighbouring buildings, gardens and drainage in the local area.
- Proposed rear dormer is not very intrusive but would change the scale of the buildings along The Bank. The proposed cladding of the flank wall should be slate, rather than brick, to be consistent with other roofs in the area and the roof at the front side entrance of Slingley House.
- More details required for step free access railing and proposed glazing
- Proposed landscaping is inappropriate - the cherry tree should be retained - it is unclear if it will be. Currently planting at Slingley should be retained and planting at Westview should match that at Slingley. Bench is superfluous.
- It is unclear where bin storage and noisy extractor fans will be relocated to.
- Construction Management Plan is required to consider access and The Bank weight limit.
- Public benefit is unclear.

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;
3. Impact on neighbouring amenity;

4. Basement development;
5. Inclusive design;
6. Trees, landscaping and biodiversity;
7. Transport considerations.

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 improved current teaching spaces, internal circulation and access which are constrained by the historic fabric of the Main School Building. The proposal would provide one additional classroom, add one DDA lift for access to all levels, simplify internal circulation and allow for historic fabric to be revealed and restored. 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

- 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 The NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or 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.

Rear extension

- 5.8 The erection of a rear extension is to Slingley & Westview House, with a section dropping for Channing House. The rear extension would be located at the ground floor and basement levels. The rear extension would provide a link to rationalise and simplify internal circulation and provide access through the main building. The rear extension totals 169sqm.
- 5.9 The rear link would have the appearance of a single storey form. It would be predominantly glazed, with a metal frame on a concrete plinth, and a sedum roof. The glazed nature of the rear extension would provide permeability to reveal the existing rear façade of the Slingley, Westview and Channing School. The contemporary, minimalist and lightweight design would complement the existing buildings in a subordination.

Restoration of floorplates and heritage details

- 5.10 The existing main school building has a heavily altered internal floorplan, which includes the formation of partition walls which undermine the original room layouts and obscure historic features including cornicing. The rear link would allow for the restoration of the floorplates and heritage details. The addition of the link would also enable the inclusion of lift access to all floors of the school to support equal access.
- 5.11 The unveiling of the original spatial configuration and historic features of Slingley and Westview Houses is welcome and would reinforce the significance of the Grade II listed buildings. The works would particularly reveal the floorplates and decorative features concentrated on the main rooms located at ground level of Slingley and Westview Houses.

Roof extension

- 5.12 A mansard roof is proposed to be added on the flat roof of Channing House. This dormer would match the existing dormer which sits on the corner of Channing House, adjacent to Cholmeley Park. The mansard roof would be composed of a slate roof to match existing, alongside three dormer windows which would also

match existing. The new lift would also form part of the roof extension, sitting to the east of the mansard roof. The roof extension would provide an additional classroom, with an internal area of 70sqm.

- 5.13 The mansard roof would extend above the front roof of Channing House. The mansard roof and lift shaft would be visible from certain perspectives on Highgate Hill, namely from the south-east. The mansard roof also would be visible from Cholmeley Park. Due to the matching roof design, the mansard roof would blend into the overall form of the host building. This aided by the matching materiality. A condition is attached requiring further details of the design, methodologies, material specification and material samples, to ensure that success of the scheme in preserving the listed building and conservation area.
- 5.14 The lift shaft is a simple box form attached to the mansard roof. It noted that the lift shaft and overrun is necessitated to provide access to all levels of the main building. Due to the split levels between Slingley & Westview House and Channing House, the lift shaft must be located in the proposed location. On this basis, the impact of the lift on the appearance of the listed building and conservation area is acceptable.
- 5.15 While accepting the roof extensions would be visible from Highgate Hill and Cholmeley Park, such impacts are not significant taking account of the current arrangement of buildings on site and their part visibility. As such, the proposed bulk, scale and proportions of the new extensions would not dominate or harm the listed building or 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.

Landscaping alterations to the front and rear of the main school

- 5.16 The proposal seeks a new ramped access which integrates with the front area. This will provide a safe and accessible route from the road to the relocated main school visitor entrance, while allowing for an enhancement of the planting in the front garden.
- 5.17 Additional information has been submitted to clarify that the historic railings would be retained on the front fence. A front gate will be removed to allow for stepped entrance into the new visitor entrance. This gate is currently fixed shut. The proposed steps would prevent the gate from opening and is therefore proposed to be removed. The gate will be lifted from its hinges and stored. The retention of the historic railings would nonetheless maintain a boundary treatment that is characteristic of the host building and its group.

- 5.18 Landscaping in the front garden would include planted beds and rain gardens which would be formally planted with Yew topiary, to compliment the retained Cherry tree. The front bench has been removed. A condition is attached requiring the submission of a finalised landscaping plan with a species list and aftercare plan.
- 5.19 Landscaping at the rear includes a rain garden with integrated seating. The proposed rain garden is consistent with those existing on site and approved adjacent to Brunner House. The existing and proposed rain gardens would support planting that softens the appearance of the school courtyard, whilst providing furniture that enables students to socialise. In respect to the timber and concrete benches at the rear of the buildings, these are integrated into the rear extension and would be consistent with its contemporary design. Hence, the benches would not be a bulky addition to the school courtyard.

Conclusion

- 5.20 The proposal is considered to preserve the listed buildings and conservation area. The proposal raises no undue impingement on the setting of the identified neighbouring listed and locally listed buildings nor does it harm the fundamental preservation of the conservation area. Whilst the extensions intervene in the listed buildings of Channing House, Slingley & Westview, they are subservient, of a high quality design. The proposal would enhance the internal heritage value of the listed buildings, which cannot be unlocked without the rear extension. There is also a benefit in delivering equal access and improving education facilities, enabling greater school choice to suit the needs of the community. On these bases, the benefits of the proposal outweigh any perceived harm.
- 5.21 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

- 5.22 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.

- 5.23 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.
- 5.24 The proposed development would not appear overbearing from Cholmeley Park and neighbouring properties. Specifically, the roof extension is in from the school boundaries, behind an existing mansard roof, when viewed from Cholmeley Park. The roof extension has a similar size and scale to the adjoining mansard roof. Nor would the development result in adverse daylight/sunlight impacts. The roof extension is located on the northern side of the main building, and it would not cause adverse additional overshadowing compared to the existing building. 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

- 5.25 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.
- 5.26 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.
- 5.27 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.

- 5.28 The proposed development involves the formation of a new basement as part of the rear extension. The development here relates to a large site, and the basement is not situated adjacent to neighbouring properties.
- 5.29 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.
- 5.30 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 6.65m 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.
- 5.31 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 new basement is smaller than the existing basement present on site. The overall risk of groundwater flooding associated with the creation of a new basement box is considered to be low.
- 5.32 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 also considered to be low, based on movements predicted in the ground movement assessment.
- 5.33 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.

- 5.34 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

- 5.35 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.
- 5.36 The proposal includes the addition of a DDA lift within the main building across all floors, as well as new external ramped access to the ground floor entrance.

Trees, landscaping and biodiversity

- 5.37 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.
- 5.38 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.
- 5.39 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'.
- 5.40 A condition is attached requiring the submission of a finalised landscaping plan with a species list and aftercare plan for the front and rear landscaping.
- 5.41 The development would not result in the removal of any trees of special amenity value on or adjacent to the site. While the areas of the site can be accessed via existing tarmacked surfaces for the purposes of construction, as per the final construction management plan being secured by way of a planning condition, it is required to be confirmed that there will be no storage of materials, machinery, vehicles, waste or other items associated with construction within the root protection area of trees or site or adjacent or with existing landscaped features.

5.42 Overall, the works here are considered acceptable in terms of trees, landscaping and biodiversity.

Transport considerations

5.43 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.

5.44 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.

5.45 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

5.46 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

5.47 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.

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

Conclusion

5.49 The proposed development would deliver improved and more accessible school facilities. The benefits relating to enhancement of internal heritage value, equal access and improvement of education facilities would outweigh any perceived harm on the listed building and 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.

5.50 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. 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.

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.

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.