

## **REPORT FOR CONSIDERATION AT PLANNING APPLICATION SUB-COMMITTEE**

**Reference No:** HGY/2008/1392

**Ward:** Crouch End

**Date received:** 26/06/2008

**Last amended date:**

**Drawing number of plans:** P030, PO20, P021, A001, A002, A003, A004, K007, P002D, P010, P004, P005, P006, P007, P008, P001, P051, P052 & P053.

**Address:** Highgate Wood School, Montenotte Road N8 8RN

**Proposal:** Extensions to school building to include alterations, new learning resources centre, four new classrooms, additional dining/social space and relocation to existing open air stage

**Existing Use:** School

**Proposed Use:** School

**Applicant:** Haringey Council

**Ownership:** private

### **PLANNING DESIGNATIONS**

Road Network: C Road  
Conservation Area

**Officer Contact:** Stuart Cooke

### **RECOMMENDATION**

GRANT PERMISSION subject to conditions

### **SITE AND SURROUNDINGS**

The application site comprises the Highgate Wood School Campus accessed from Montenotte Road.

The school site is largely surrounded by the open areas of the Shepherds Cot trust occupied by various cricket and tennis clubs. The south western corner abuts the properties at the end of Montenotte Road and Nos. 53-71 Glasslyn Road. The existing school buildings date from the 1960's to the 1990's and include a mix of styles and storey heights.

The open ground adjoining is metropolitan open land identified in the Unitary Development Plan 2006. The school site and buildings are not included in the MOL designation although the all weather games area is.

## **PLANNING HISTORY**

Various applications for new school buildings have been approved for this site over the years.

## **DETAILS OF PROPOSAL**

The scheme proposes a new building next to the existing hall in the centre of the site to provide four new classrooms and a replacement library. The existing library will be converted to form three new classrooms. A second element of the scheme is a double height infill building adjacent to the dining room with a mezzanine bridge.

The existing open air stage will be relocated to face the all weather games area.

The school requires the additional accommodation to accommodate its widening curriculum, to cater for an increase in numbers, particularly in the sixth form and to bring dining and social space closer to the required area required for a school of this size.

## **CONSULTATION**

Ward Councillors

Hornsey Conservation Area Advisory Committee

The Hornsey Club, Tivoli Road

51-71 Glasslyn Road

3-13, 8-16 Montenotte Road

In addition to the notification carried out by this Service, Childrens Services have undertaken their own consultation exercise. Three drop-in sessions have been held at the school for local people to attend, in February, May and July of this year. Two newsletters have been produced in February and June this year for circulation to local residents. The BSF team met with local Ward Councillors in March 2008 to discuss the scheme and included a tour of the school. The design has also been discussed with staff and students whose ideas have been incorporated in to the proposals.

## **RESPONSES**

Hornsey Conservation Area Advisory Committee – no objection

8 Altior Court, Shepherds Hill – object on grounds of increased activity with extra schoolchildren making excessive noise harassing passing adults.

23 Highgate Heights, Shepherds Hill – object to the proposed outdoor stage and noise potential from amplified music.

63 Glasslyn Road – no objection. Concerned over disturbance from building works.

## **RELEVANT PLANNING POLICY**

The Council's Unitary Development Plan was adopted by the Council in July 2006 following its Public Inquiry and modifications procedures. It complies with relevant national policy guidance and the London Plan. The principal policies which are relevant to this case are set out below.

Consultation on the Core Strategy of the Local Development Framework (LDF) (Issues and Options) was completed in March 2008. The Core Strategy is therefore considered to be at an early stage and of limited weight. The Unitary Development Plan 2006 therefore remains the main policy document for assessing planning proposals, the policies of which are saved until 2009.

### **CW1 COMMUNITY WELLBEING**

Good community facilities are essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Every resident in Haringey that needs a school place, a childcare place, or medical assistance, should have access to these services preferably within walking distance of where they live.

### **POLICY UD3: GENERAL PRINCIPLES**

New development in the borough should complement the existing pattern of development in that part of Haringey. The policy aims to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey.

Paragraph (e) of this policy requires details of tree planting and works and soft landscaping to be submitted and considered as part of development proposals.

## POLICY UD4: QUALITY DESIGN

The Council wishes to support good and appropriate design, which is sustainable, improves the quality of the existing environment, reinforces a sense of place and promotes civic pride.

The Council considers that people deserve a safe environment in which they can live and move around without fearing that they might be a victim of crime. This is an important component of peoples' quality of life. Good design of buildings and their relationship with their environment affects the perception of an area, as well as the opportunity for disorderly or criminal behaviour.

Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

### **ANALYSIS/ASSESSMENT OF THE APPLICATION**

The main issues to be considered with this application are:

- Need for the new facilities
- Design/appearance
- Impact on adjoining properties

#### The Need for the New Facilities

Policy CW1 recognises the need for high quality community facilities in the borough as essential to the fabric of a successful, healthy and inclusive society. Community facilities include schools, higher education facilities, health centres, childcare providers, places of worship and community halls. Highgate Wood is a successful and expanding school and the proposed new and improved facilities will contribute toward the continuing improvement of the school. As such, the proposal meets the objectives of policy CW1.

#### Design/Appearance

Policies UD3 and UD4 seek to ensure that new buildings are of high quality design and appropriate to their location. In this case, the new buildings are positioned on the side of the existing school buildings facing into the site and will not be visible from outside the site. The new building attached to the Wren building is approximately two thirds lower than the existing building and the eaves are lower than the cill heights of the clerestorey windows of the gymnasium. In terms of their appearance, the new buildings utilise similar proportions and finishes to the existing buildings and will therefore blend in with the existing buildings.

Similarly, the proposed bridge link is finished in materials to match the existing school buildings and will not be visible from outside the site. In this light, it is considered that the proposed buildings are satisfactory and meet the requirements of policies UD3 and UD4 in terms of design and appearance.

#### Impact on adjoining properties

Policy UD3 seeks to protect the existing residential amenity of neighbouring occupiers. As stated in the preceding paragraphs, the proposed extensions are located towards the inside of the school campus and will not be visible from the neighbouring residential properties. It is therefore considered that the proposal will not adversely affect the amenity of the adjacent properties and therefore meets the objectives of policy UD3.

### **SUMMARY AND CONCLUSION**

The application site comprises the Highgate Wood School Campus accessed from Montenotte Road. The scheme proposes a new building next to the existing hall in the centre of the site to provide four new classrooms and a replacement library. The existing library will be converted to form three new classrooms. A second element of the scheme is a double height infill building adjacent to the dining room with a mezzanine bridge. The existing open air stage will be relocated to face the all weather games area.

Highgate Wood is a successful and expanding school and the proposed new and improved facilities will contribute toward the continuing improvement of the school. The proposal therefore meets the objectives of policy CW1. The design and appearance of the proposed buildings is satisfactory and meets the requirements of policies UD3 and UD4. It is also considered that the proposal will not adversely affect the amenity of the adjacent properties and therefore meets the objectives of policy UD3.

### **RECOMMENDATION**

#### **GRANT PERMISSION**

Registered No. HGY/2008/1392

Applicant's drawing Nos: P030, P020, P021, A001, A002, A003, A004, K007, P002D, P010, P004, P005, P006, P007, P008, P001, P051, P052 & P053.

Subject to the following 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 hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

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

3. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the development hereby permitted have been submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

4. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

## REASONS FOR APPROVAL

Highgate Wood is a successful and expanding school and the proposed new and improved facilities will contribute toward the continuing improvement of the school. The proposal therefore meets the objectives of policy CW1. The design and appearance of the proposed buildings is satisfactory and meets the requirements of Policies UD3 and UD4. It is also considered that the proposal will not adversely affect the amenity of the adjacent properties and therefore meets the objectives of policy UD3.



