

1. SITE AND SURROUNDINGS

1.1 Highgate School is an independent co-education school made up of three different schools located on a number of different sites in close proximity to Highgate village: – a Pre-Prep School and Junior School located on the Bishopswood Road campus, a Senior School located on what is known as the ‘Island Site’; which is delineated by North Road and Southwood Lane, the ‘Dyne House Site’ located on the eastern side of Southwood Lane (linked by a pedestrian tunnel to the island site) and the ‘Library Building’ also located on eastern side of Southwood Lane.

1.2 The proposal relates specifically to the ‘Island Site’ which is made up of a cluster of Victorian, 1920s and some modern buildings arranged around three quadrangles. A number of the buildings on this site are Listed Buildings. The School Chapel located on the southern end of the site is a notable building which dominates the western end of Highgate High Street. Next to this is the Big School, a substantial building forming the eastern side of Chapel Quad and the backdrop to the main formal entrance from North Road. The building has a large first floor hall with mullion and transom windows and a formal central stair added as a War memorial. The Big School building together with the adjoining chapel comprise prominent features in the centre of Highgate Village next to the junction of North Road, Highgate High Street and Hampstead Lane.

1.3 To the north of the Chapel Quad along North Road the school site is dominated by 19th century school buildings of Gothic Revival design. Beyond this is a three storey brick building with slit windows built in the 1980s, known as the Garner Building. Beyond the Garner Building is a two-storey building with pitched roof, originally built as a car show room but now within the ownership of the school. The Science block of 1928 is the first departure from the Gothic style and its pedimented entrance range provides a handsome feature to the run of buildings along Southwood Lane. The School Library is a 1985 conversion of the former Highgate Tabernacle: a Baptist Chapel of 1836.

1.4 The application site is located within the Highgate Conservation Area and is also an area of Archaeological Importance. There is an important row of mature London Plane trees on the pavement along the School’s frontage onto North Road.

2. PLANNING HISTORY

HGY/1996/0476 - Erection of new two/three storey science and technology centre with access from Kingsley Place and provision of 18 car parking spaces. Refused 25/06/1996

2.1.1 HGY/1996/0475 - Conservation Area Consent for removal of derelict swimming

pool, diving board and lean-to structure, removal of chain-link fence and tarmac surface and part-removal of boundary wall in connection with erection of new science/technology centre and car parking spaces. Refused 25/06/1996

2.1.2 HGY/1998/0218 - Introduction of glazed screen with doors on half landing to main stairs of 1st floor hall. Approved 23/06/1998

2.1.3 HGY/1999/1551 - Repair, refurbishment and alteration of memorial entrance gates on North Road frontage. Approved 07/03/2000

2.1.4 HGY/2004/1269 - Highgate School North Road London - Listed Building Consent for alterations to include: protection works to roof of science block and works to permanently reinstate the covering of the cupola: partial demolition of chimneys to big school and central hall to be taken down and rebuilt in the summer of 2005.; parapet guarding to chapel; and installation of roof overflow pipes to chapel. Approved – 13/07/04.

2.1.5 HGY/2004/1833 - Tree works to Highgate School grounds. – Approved 29/09/2004

2.1.6 HGY/2008/0384 - Replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights. – Approved 08/04/2008

2.1.7 HGY/2008/0385 - Listed Building Consent for replacement of windows to match existing, replacement of glazing to main roof lantern light, replacement of roof lights – Approved 08/04/2008

2.1.8 HGY/2009/0275 - Repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. – Refused 14/05/2009

2.1.9 HGY/2009/0276 - Listed Building Consent for repairs and alterations to Big School, including new mezzanine gallery floor with new staircase, escape staircase to hall entrance, glazed screens to form undercroft meeting rooms, draught lobby, and reinstatement of chimney to Southwood Lane gable and renewal of gable copings. –Refused 14/05/2009 – Allowed on appeal 9APP/Y5420/E/09/2115675) 20th April 2010.

3. RELEVANT PLANNING POLICY

3.1 National Planning Guidance

Planning Policy Statement 5: Planning for the Historic Environment

3.2 The London Plan - 2008 (Incorporating Alterations)

4B.12 Heritage conservation
4B.15 Archaeology

3.3 Unitary Development Plan

CSV1 Development in Conservation Areas
CSV2 Listed Buildings
CSV5 Alterations and Extensions in Conservation Areas
CSV7 Demolition in Conservation Areas
CSV8 Archaeology

3.4 Supplementary Planning Guidance / Documents

SPG2 Conservation and Archaeology

4. **CONSULTATION**

Statutory	Internal	External
English Heritage	Ward Councillors Haringey Conservation	<u>Amenity Groups</u> Highgate society Highgate School

5. **RESPONSES**

5.1 As per Planning Application HGY/2010/1888

6. **ANALYSIS / ASSESSMENT OF THE APPLICATION**

6.1 The main issues in respect of this application is the principle of demolition within the Conservation Area and the impact of the development on the character of the Conservation Area.

6.2 PPS5 classes buildings which are positively identified in the planning system as having a degree of significance i.e. heritage assets and valued components of the historic environment. This policy states that there should be presumption in favour of the conservation of designated heritage assets and the more significant the asset the greater the presumption in favour of conservation.

6.3 Policy CSV1 'Development in Conservation Areas', CSV5 'Alterations and Extensions in Conservation Areas' along with SPG2 'Conservation and Archaeology' seek to preserve or enhance the historic character and qualities of buildings and/or the conservation area. Furthermore, policy CSV2 'Listed Buildings' seek to ensure new development or alterations recognise and respect the character and appearance of listed buildings.

6.4 In this case the existing two storey building and single storey annex are considered to be of 'neutral' value to the character of the conservation area. The existing property is of no special, local, historic or architectural interest sufficient to warrant refusing conservation area consent. English Heritage has not made any formal comment on the scheme. They advise that the application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice. Haringey Conservation Team has been consulted (full details of their comments are detailed in section 5 of the planning report for application HGY/2010/1888) and consider the demolition of the building to be acceptable in principle provided its replacement is a high quality building in design and conservation terms.

6.5 In respect of the replacement building the specific design detail of the proposed development been assessed in this planning application HGY/2010/1888. It is considered that the footprint, bulk, mass and design of the replacement building are acceptable. The replacement building in terms of design and materials is considered to be sympathetic to the character of the conservation area. Overall, the proposed replacement building it considered to preserve the character and appearance of the Highgate Conservation Area, in accordance with policy CSV1, CSV2, CSV5, CSV7, CSV8 and SPG2.

7. CONCLUSION

7.1 The proposed demolition of this existing property within the Highgate Conservation Area and replacement with a new building is considered to be acceptable as the existing property is of neutral contribution and of no special local or historic architectural interest sufficient to warrant retention. Its replacement is of an appropriate bulk, mass and design, which will make a positive contribution to the architectural style of the road and overall be in keeping wit the street scene and the character of the area. The proposed replacement building will preserve the character and appearance of the Conservation Area and as such is considered to be consistent with policy CSV1 'Development in Conservation Areas', CSV7 'Demolition in Conservation Areas' of the adopted Haringey Unitary Development Plan (2006) and SPG2 'Conservation and Archaeology' of Haringey Supplementary Planning Guidance (October 2006).

8. RECOMMENDATION

GRANT CONSERVATION AREA CONSENT subject to conditions

Applicant's drawing No's: 1825PL01- 08 Incl., 1825PL21 - 36Incl. & 1825PL41 - 44 Incl.

Subject to the following conditions:

IMPLEMENTATION

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 and in the interest of the visual amenity of the area.

SUSTAINABILITY/ ENVIRONMENTAL PERFORMANCE

4. A certificated BREEAM Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed sustainability/environmental standards have been met, prior to the occupation of the development.

Reason: To ensure that the proposal complies with the principles of sustainable development

5. A plan indicating the location of the air source heat pumps to be installed in the Foundation block and the associated calculations showing compliance with the reduction of 20% CO₂ shall be provided to and approved in writing by the Local Planning Authority, prior to the occupation of the building. Thereafter the renewable energy technology/ system shall be installed in accordance with the details approved and an independent post-installation review, or other verification process agreed, shall be submitted to the Local Planning Authority confirming the agreed technology has been installed prior to the occupation of the building, hereby approved.

Reason: To ensure the development incorporates on-site renewable energy generation to contribute to a reduction in the carbon dioxide emissions generated by the development, in line with national London and local planning policy.

TREES AND LANDSCAPING

6. An Arboricultural method statement, including a tree protection plan, must be prepared in accordance with BS5837:2005 Trees in relation to construction, for approval by the Council. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees.

Reason: To ensure the adequate protection to trees on the site and adjacent sites.

7. Before any works herein permitted are commenced, all those trees to be retained, as indicated on the approved drawings, shall be protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 5837:2005 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed.

CONSTRUCTION

8. 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 1300 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.

9. Prior to the commencement of work a Construction Management Plan including a scheme for the management of the construction traffic associated with implementing this scheme, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the construction period of the development does not result in unreasonable disturbance for neighbouring properties and to minimise vehicular conflict at this location.

10. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site.

INFORMATIVE: The erection of the footway gantry, management of any footway diversions and use of the bus stand in North Road will require the developer to obtain the appropriate licences and/or traffic orders. The gantry will require a scaffold/hoarding licence which can be obtained from Haringey Council Traffic Management. The developer should telephone 0208 489 1712 for further information regarding this matter. The developer will need to liaise direct with Transport for London Buses regarding the use of the bus stand in North Road during the construction period.

9. REASONS FOR APPROVAL

The reasons for the grant of conservation area consent are as follows:

(a) The proposal is acceptable for the following reasons:

I. The design, form, detailing and facing materials of the proposed development is considered acceptable and will not have any detrimental impact on the character of the Conservation Area of Listed Buildings.

II. The proposal will provide a high quality education facility which will provide enhanced opportunities for teaching and learning, with wider benefits to the local community.

(b) The proposed development accords with strategic planning guidance and policies as set out in the Adopted Haringey Unitary Development Plan (July 2006); in particular the following CSV1 Development in Conservation Areas, CSV2 Listed Buildings, CSV5 Alterations and Extensions in Conservation Areas, CSV7 'Demolition in Conservation Areas', CSV8 Archaeology and SPG2 Conservation and Archaeology of Haringey Supplementary Planning Guidance (October 2006).