

2424/08-1203GC01

28 March 2012



Mr Matthew Gunning
Development Management Officer
Planning and Regeneration
Haringey Council
639 High Road
London
N17 8BD

Dear Matthew

THE CHANNING SCHOOL, HIGHGATE HILL, N6 5HF
PLANNING APPLICATION REF: HGY/2011/1576

30 Underwood Street London N1 7JQ
t 020 7324 2662 f 020 7324 2663
e info@metropolispd.com
w metropolispd.com
w metropolisgreen.com

I have been asked by Mr and Mrs Silver of 108 The Bank to assist the adjoining residents at The Bank in regard to their objections to the above planning application.

The residents have already made individual representations and this submission seeks to co-ordinate those representations and to illustrate the main concerns in relation the Conservation Area, listed buildings and residential amenity.

The residents' concerns can be summarised into four principal areas; Conservation Area / Listed Building impact, impact on residential amenity, the effect of the below ground works and the difficulties of access via The Bank during construction and on completion.

Notwithstanding these concerns there is one over-arching concern which I would like to bring to your attention which is that the siting of the Performing Arts Building is completely inappropriate. The siting of the building, in a position where frankly it does not fit, either creates or exacerbates the residents' concerns.

The Officer's and the Committee are therefore asked to note that whilst this application must be refused inter alia because of the unacceptable impact of this building this should not mean that the Channing School's plans for investment are completely thwarted; all that needs to happen is for the approach to siting be re-thought with appropriate weight given to preserving the character of the Conservation Area and the need to achieve a neighbourly development.

You have clearly received many objections and it seems clear to me that much of the concern relates to the fact that the chosen layout is so unnecessarily harmful to these important considerations. The School appear to be wilfully advancing the worst option amongst those which it says it considered before making the application and

whilst the impact on the residents is a concern in its own right this is compounded by the fact that much of this is unnecessary.

In the enclosed summary I have set out the reasons why the loss of the school garden and its replacement with the Performing Arts Building will destroy an essential characteristic of this part of the Conservation Area and why this is contrary to the requirements of section 72 of the Listed Buildings Act. I also show the scale of the buildings and their impact upon the houses and gardens which cascade down the hill.

Given that a school and residential properties are potentially difficult neighbours I cannot help but reflect on the fact that the existing relationship works reasonably well in Conservation Area and Amenity terms. No small part of the reason for this is the fact that the school is laid out with its own garden adjoining the neighbours gardens. Over the years the School has grown organically but it has done this by intensification to the west of Founders Hall. This pattern is successful and respectful and has become very much part of the character of the school today. It therefore seems perverse to seek to intensify the most sensitive part of the site in the way proposed, right on the most sensitive boundary when there are other options available.

I understand that there might be a site visit soon and if there is any way in which I can assist in communicating the residents' concerns to you and ultimately the Committee please let me know.

Yours sincerely
Metropolis Planning & Design LLP



Greg Cooper
Partner