

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

<b>Reference No:</b> HGY/2012/2346	<b>Ward:</b> Highgate
<b>Date received:</b> 10/12/2012	
<p><b>Address:</b> Highgate School Bishopswood Road N6</p> <p><b>Proposal:</b> Demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.</p> <p><b>Existing Use:</b> School</p> <p><b>Proposed Use:</b> School</p> <p><b>Applicant/Owner:</b> Highgate School</p>	

DOCUMENTS
Title
Design and Access Statement
Planning Statement
Acoustic Report
Arboricultural Report
Archaeological Desk Based Assessment
Ecology Report
Heritage Statement
BREEAM Planning Statement
Landscape Design Statement
Lighting Strategy
Statement of Community Involvement
Structural Report
Sustainability and Energy Statement
Transport Statement
Travel Plan

PLANS		
Plan Number	Rev.	Plan Title
7195-PL-000		SITE LOCATION PLAN
7195-PL-001		EXISTING SITE PLAN / STREETSCAPE
7195-PL-002		EXISTING ELEVATIONS - EAST AND WEST
7195-PL-003		EXISTING ELEVATIONS - NORTH AND SOUTH

7195-PL-004		EXISTING SITE PLAN / STREETScape INC. NEW
7195-PL-010		PROPOSED SITE PLAN / EAST ELEVATION
7195-PL100		DEMOLITION PLAN
7195-PL-150		PROPOSED GROUND FLOOR PLAN
7195-PL-151		PROPOSED FIRST FLOOR PLAN
7195-PL-152		PROPOSED SECOND FLOOR PLAN
7195-PL-153		PROPOSED ROOF FLOOR PLAN
7195-PL-650		PROPOSED ELEVATIONS - EAST AND WEST
7195-PL-651		PROPOSED ELEVATIONS - NORTH AND SOUTH
7195-PL-850		PROPOSED SECTIONS
7195-PL-900		VIEW LOCATIONS
7195-PL-901		VIEW 1 - NORTH PANORAMIC
7195-PL-902		VIEW 2
7195-PL-903		VIEW 3
7195-PL-904		VIEW 4
7195-PL-905		VIEW 5
7195-PL-906		VIEW 6

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**PLANNING DESIGNATIONS:**

Unitary Development Plan 2006:

- Metropolitan Open Land
- Conservation Area

**RECOMMENDATION**

**GRANT PERMISSION** subject to conditions and the completion of a s106 legal agreement

## **SUMMARY OF REPORT:**

The application site is Highgate Junior School, in Highgate Conservation Area and partially in Metropolitan Open Land.

The application is for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts and the erection of a new part 2 storey, part 3 storey Junior School building with a link to the retained Ingleholme Building.

The design was developed following consultation with pupils, staff, English Heritage, Haringey Council, the Highgate Society, the Metropolitan Police and local residents. It was the successful entrant of a design competition held by Highgate School.

The scheme is considered to respond well to its context and would provide an effective learning environment. There would be no harm to residential amenity, the character or appearance of the Conservation Area, local transport and highway conditions, biodiversity or the Metropolitan Open Land. The development will have a high level of sustainability.

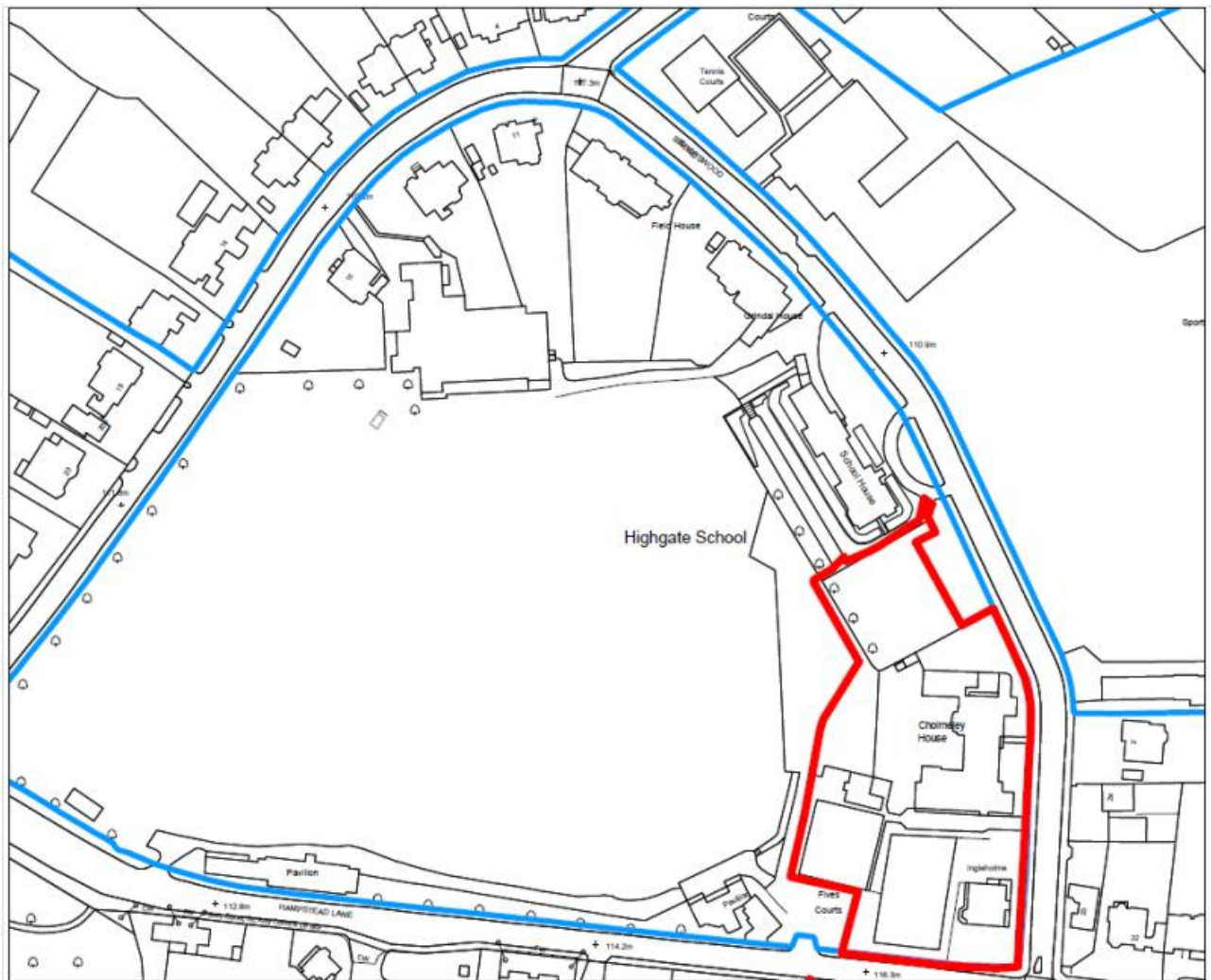
Both the applicant and Council consulted widely and responses were taken into account by officers.

The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.

In determining this application, officers have had regard to the Council's obligations under the Equality Act 2010.

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# 1.0 PROPOSED SITE PLAN

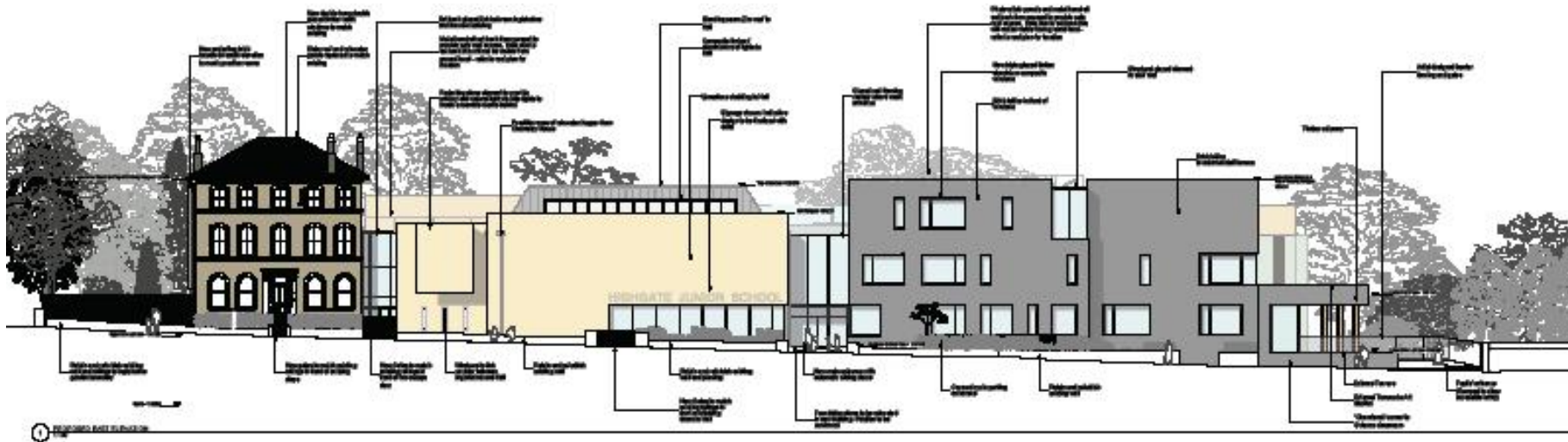




## 2.0 IMAGES



View from Bishopswood Road



Bishopswood Road elevation (top) and Senior Field elevation (bottom)



### **3.0 SITE AND SURROUNDINGS**

- 3.1 The subject site is Highgate Junior School located on the corner of Hampstead Lane and Bishopswood Road, N6. The school together with the Pre-Preparatory School, the Mallinson Sports Centre and the Senior School located nearby on North Road and Southwood Lane make up Highgate School.
- 3.2 The school is in Highgate Conservation Area and is near the borough's border with the London Borough of Camden to the south.
- 3.3 The site is bounded to the west by the Senior Field, which is designated Metropolitan Open Land, to the north by another school building, to the east across Bishopswood Road are residential properties and to the south across Hampstead Lane is opens space which connects to Hampstead Heath.
- 3.4 The application site consists of 3 main buildings. Cholmeley House is the largest, built in 1938 and locally listed. It was purpose built as a school building and has an ancillary residential property currently used by the used the Junior School Principal. Inglehome was originally a Victorian residential villa but was later incorporated into the school. The Fives Courts were built in the early 20<sup>th</sup> C and are used for sports practice by the school as covered recreation space. There are also smaller ancillary buildings including a shed and the Tuck Shop.
- 3.5 There are areas of open space within the site, including a playground, a games court and all weather games ground. In addition there are a number of mature trees on site.

### **4.0 PLANNING HISTORY**

- 4.1 There is no planning history to this site which is relevant to the current application. The following applications are concurrent and related to this application:
- HGY/2012/2347 - Conservation Area Consent for demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts. Erection of a new part 2 storey, part 3 storey Junior School building with link attachments to retained Ingleholme Building. External alterations to retained Ingleholme Building. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses.
  - HGY/2012/2446 - Installation of temporary Junior School accommodation (for two years) with associated landscaping and subsequent reinstatement of open space
- 4.2 At Appendix 3 is a list of past application relating to the site.

### **5.0 DESCRIPTION OF PROPOSED DEVELOPMENT**

- 5.1 Permission is sought for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of the Fives Courts (retaining an end wall) and the erection of a new part 2-storey, part 3-storey Junior School building with a link to a retained and refurbished Ingleholme building, to which external alterations will be undertaken.
- 5.2 The new school building is 83m long and maximum 40m wide. It is made up of 2 wings arranged around a central circulation and teaching space. Classroom spaces are in the west wing and specialist learning spaces are in the east wing. Due to the slope across the site, the building varies in height from 11m to 14m high but at all points is lower than the eaves of Ingleholme.
- 5.3 The new school is designed in a contemporary style, with the elevations characterised by strong use of stone and brick. Detailing is kept simple to provide a clean appearance with windows and recesses breaking up the building mass. The roofline is primarily flat to keep height and bulk low. The roof to the west wing has a green roof.
- 5.4 In association 39 cycle space, 5 parking spaces, including 1 disabled space, will be provided. The site will be landscaped with new games and play areas and altered pedestrian accesses. Associated car and cycle parking, landscaping, games and play areas and altered pedestrian accesses to Bishopswood Road will also be provided.

## **6.0 RELEVANT PLANNING POLICY**

- 6.1 The planning application is assessed against relevant national, London and local planning policy, including relevant:

- National Planning Policy Framework
- The London Plan 2011
- Haringey Unitary Development Plan (Adopted 2006)
- Haringey Supplementary Planning Guidance and Documents
- Haringey Local Plan Strategic Policies and Proposals Map:  
Haringey's draft Local Plan Strategic Policies were submitted to the Secretary of State in March 2011 for Examination in Public (EiP). The EiP Inspector has declared these policies as 'sound' – they will be recommended to the Council for formal adoption in February 2013 to replace the strategic policies within the existing Unitary Development Plan. As a matter of law, significant weight should be attached to the Strategic Policies however they cannot yet in themselves override Haringey's Unitary Development Plan (2006) which remains for the time being the statutory plan unless material considerations indicate otherwise.

- 6.2 A list of relevant planning policies is in Appendix 2.

## **7.0 CONSULTATION**

- 7.1 The School undertook consultation in 2012 in a number of ways. Presentations were given the Highgate Society, parents of pre-preparatory and years 3-6 pupils

and the general public. Letters were sent to the 3 ward councillors, local Member of Parliament and residents opposite the site. Advertisements were placed in 5 local papers with articles appearing in the Ham & High Journal 25 October 2012 and the Highgate Society's *Buzz* publication, Autumn edition.

7.2 Feedback was generally positive with the main concern raised being the timing and management of construction operations and the proposed 'sound garden', a playground with musical instruments. The proper management of construction will be secured by conditions and construction is expected to begin Jan 2014 if permission is approved. The 'sound garden' has been changed to a 'discovery garden', a nature themed play area.

7.3 The Council has undertaken wide consultation. This includes statutory consultees, internal Council services, Ward Councillors, local residents and businesses. A list of consultees is provided below.

#### 7.3.1 Statutory Consultees

- Thames Water Utilities
- Met Police Crime Prevention Officer - Andrew Snape
- English Heritage
- Greater London Archaeological Advisory Service
- London Fire Brigade
- LB Camden

#### 7.3.2 Internal Consultees

- Building Control
- Transportation
- Waste Management/Cleansing
- Design and Conservation
- Arboriculturalist
- Noise & Pollution
- Education

#### 7.3.3 External Consultees

- Ward Councillors
- Highgate CAAC
- Highgate Society

#### 7.3.4 Local Residents

- Residents and business occupiers of approximately 700 properties were consulted in the general area of the application site.
- A Development Management Forum was held on 12 December 2012 attended by a local ward Councillor. Below is a summary of the points raised:
  - Concerns were raised over the impact on local traffic conditions
  - Noise and disturbance from construction
  - Construction vehicles could disrupt local traffic flow

- Going by some of the drawings, the classroom layouts could result in glare on blackboards

7.3.5 The officer response to these points is below:

- There is no increase in pupil or staff numbers and no change to the location of the existing drop-off area
- The developer will be required by condition to submit a Construction Logistics Plan and Construction Management Plan to address noise and construction vehicle issues
- The classroom layouts are indicative however white boards and projectors are used

7.4 A summary of statutory consultees' and residents'/stakeholders' comments and objections is in Appendix 1.

7.5 Planning Officers have considered all consultation responses and have commented on these both in Appendix 1 and within the relevant sections of the assessment in part 8 of this report.

7.6 While the statutory consultation period is 21 days from the receipt of the consultation letter, the planning service has a policy of accepting comments right up until the Planning Sub-Committee meeting and in view of this the number of letters received is likely to rise further after the officer's report is finalised but before the planning application is determined. These additional comments will be reported verbally to the Sub-Committee.

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

### **8.1 Principle of Development**

8.2 The proposed new Junior School building will provide a number of new facilities and bring together existing teaching spaces which are otherwise located disparately across Highgate School. It will also provide halls and improved circulation spaces to create a more effective teaching environment. The proposal is product of a development process beginning in 2008.

8.3 Improvements to education facilities are supported by London Plan Policy 3.18 'Education Facilities' and Haringey Local Plan Policy SP16 'Community Infrastructure' and the principle of the development is considered acceptable.

### **8.4 Design and Impact on Conservation Area**

8.4.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Policies UD3 'General Principles', UD4 'Quality Design' continue this approach.

8.4.2 The design was chosen following an invited architectural competition held by Highgate School. Development of the design began in January 2011 and

involved consultations with school staff, Local Planning Authority, English Heritage, Highgate Society and the Highgate CAAC.

- 8.4.3 The layout retains Ingleholme and removes buildings from the Metropolitan Open Land. The design addresses Senior Field in a positive way, improving access and capitalising on the visual amenity of the playing fields. The scheme provides a high quality learning environment and is designed with close attention to pupil and staff needs. The treatment of the Bishopswood Road elevation is sensitive to the conservation area by limiting the height of the building to below the eaves level of Ingleholme, by having a material palette which reflects materials used locally and through careful detailing and articulation to break up the mass of the building.
- 8.4.4 The lighting scheme maintains provides good light for circulation without over-illuminating the buildings, so that the site does not appear over-lit or too dominant on this part of the Conservation Area.
- 8.4.5 The landscaping scheme is well designed and provides high quality play areas and an acceptable setting to the new building.
- 8.4.6 The proposal was reviewed by the Haringey Design Panel and feedback was positive. The design was considered to be sensitive and well thought out, and would provide an inspiring and effective teaching environment. The panel recognised the need to refurbish Ingleholme as it was not considered fit for modern teaching requirements.
- 8.4.7 The design is supported by English Heritage and the Council's Design and Conservation Team. The Highgate CAAC has objected to the design however, the officer's view is that the scheme is well designed, responds appropriately to its context and the needs of pupils.
- 8.4.8 The design is considered to be in compliance with the above policies.

## **8.5 Trees and Landscaping**

- 8.5.1 Under Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey UDP, the Council will seek to protect and improve the contribution of trees to local character. London Plan Policy 7.4 'Trees and Woodlands' states that existing trees of value should be retained and any loss as the result of development should be replaced.
- 8.5.2 Onsite vegetation varies in age and quality. Mature trees on Bishopswood provide a robust screen but vegetation internal to the site is mostly functional planting around the amenity spaces and has no wider landscape value. It is proposed that 22 specimens of this internal planting be removed as part of the development. These will be fully mitigated through 1-for1 replacement planting. Larger mature specimens will be replaced by more fully grown nursery stock..
- 8.5.3 Existing trees to be retained will be subject to the robust tree protection measures which will be secured by condition.

## **8.6 Impact on Open Space**

- 8.6.1 The school's playing fields and associated open spaces are designated as Metropolitan Open Land (MOL). The openness of such land is protected by London Plan Policy 7.17 'Metropolitan Open Land', Local Plan Policy SP13 'Open Space and Diversity' and UDP Policy OS5 'Development adjacent to open spaces'.
- 8.6.2 The existing Fives Court and Tuck Shop buildings are within the boundary of the MOL. As part of the development, these buildings will be demolished and the land formed into an open multi-use games and playing areas. The new building is sited so that it is completely outside the MOL and has a design which addresses the MOL in a more positive way, providing views across the playing fields and having a sloping and visible green roof.
- 8.6.3 The development is therefore considered to improve the openness of the MOL and preserve its function and character in compliance with the above policies.

## **8.7 Ecology**

- 8.7.1 London Plan Policy 7.19 'Biodiversity and access to nature' requires development to make a positive contribution to the protection, enhancement, creation and management of biodiversity. This approach is continued by Local Haringey UDP policy OS11 and Local Plan Policy SP13 'Open Space and Biodiversity'.
- 8.7.2 The site is not in or near a site identified in the Local Plan as Ecologically Value Land and the applicant has submitted an Ecology Report which notes that the site have generally low habitat value. Only trees, shrubs and hedgerows are of limited value due to the potential to support small numbers of garden and woodland nesting birds during the breeding season. No evidence of roosting bats was recorded but common and soprano pipistrelle bats were recorded flying near the school. Consequently, conditions requiring hand removal of roof tiles, lead flashing and soffits from the Principal's House and Cholmeley House and that removal of above ground vegetation is undertaken outside the bird breeding season or immediately after a survey confirming no birds are present.
- 8.7.3 Subject to these conditions, the proposed development would be in compliance with the above policies.

## **8.8 Impact on Amenity**

- 8.8.1 London Plan Policy 7.6 'Architecture' and 7.15 'Reducing noise and enhancing Soundscapes', as well as UDP Policy UD3 requires development proposals to have no significant adverse impacts on the amenity of surrounding development.
- 8.8.2 The nearest residential properties are to the east of the site, on the opposite of Bishopswood Road. The proposed development will increase the presence of building bulk on this frontage however the impact is not considered to be harmful due to the distance between the proposed Junior school building and the houses opposite. Any overshadowing would only occur in the late afternoon but would be minor in degree.

- 8.8.3 Existing views from these residential properties is already occupied by the existing school building so there will be no greater impact on outlook. Similarly, the views from the new school building to surrounding residential properties will be similar to those of the existing building.
- 8.8.4 Plant noise will be limited in accordance with Haringey guidance to protect the amenity of surrounding residents. The music and drama facilities will be mechanically ventilated and have double glazing to reduce noise emissions.
- 8.8.5 External lighting will not be extensive, consisting of mostly low level and bollard lighting, and will not result in significant light pollution beyond the site. External lights will not operate between 2300-0800 hours and will generally be switched before 2200.
- 8.8.6 The proposed development is therefore considered to cause no significant harm to local residential amenity in compliance with the above policies.

## **8.9 Traffic and Parking**

- 8.9.1 National planning policy seeks to reduce greenhouse gas emissions and congestion. This advice is also reflected in the Parking Policies in the London Plan 2011 and Haringey Local Plan Policy SP7 and more generally in Policy UD3 of the UDP 2006.
- 8.9.2 The Council's Transportation and Highways Authority have assessed the proposal and do not object, subject to conditions. The proposed development will not result in an increase in the number of students and staff for the existing school. Five car parking spaces, including 1 disable car parking space, and 39 cycle parking spaces are proposed and this level of provision is in line with that required by the UDP 2006 and the London Plan 2011.
- 8.9.3 The applicant's submitted traffic survey shows that the majority of trips to the school are by car (68.8%). It is acknowledged that the proposed development is a like for like replacement of the existing school and would not result in any significant increase in generated trips or parking demand. However, the modal split of those travelling by car to the existing school is high and greater emphasis must be placed on achieving more trips by sustainable modes of transport. Accordingly, the Transportation and Highways Authority recommend that the school put in measures to reduce the number of trips by car. This will be secured by a condition requiring a revised Travel Plan with the aim to reduce use of the private car. Through a Unilateral Undertaking, a contribution will be made for improvements to highway safety. A condition will also be applied requiring the submission a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) to secure the proper management of construction vehicles.
- 8.9.4 The proposed development would therefore be in compliance with the above policies.

## **8.10 Noise**

- 8.10.1 Policy 7.15 'Reducing noise and enhancing Soundscapes' of the London Plan 2011 and UDP Policy ENV6 seeks to minimise the existing and potential adverse impacts of noise on development proposals.
- 8.10.2 The applicant's submitted acoustic report assessed the proposal against 'Building Bulletin 93 Acoustic Design of Schools' and Building Bulletin 101 'Ventilation and indoor air quality in schools' published by the Department for Education. The report concludes that internal noise levels and would comply with both of these standards. Noise from Hampstead Lane would be attenuated by an acoustic willow fence and by retaining an end wall of the Fives Court.
- 8.10.3 The proposed development would therefore provide a satisfactory school environment in compliance with the above Policies.

## **8.11 Inclusive Design and Access**

- 8.11.1 London Plan Policy 7.2 'Inclusive Environment' requires development to follow the principles of inclusive design and to meet the highest standards of accessibility and inclusion. Haringey Local Plan Policy SP11, Haringey UDP Policy UD3 "General Principles" and SPG 4 "Access for All – Mobility Standards" all seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties are considered.
- 8.11.2 The principles of inclusive access have informed the design of the development from the outset for the benefit of disabled people, older people and carers of young children. The design takes account of all relevant standards and best practice including Part M of the Building Regulations 2010, the Disability Discrimination Act 1995 as amended, the Special Educational Need and Disability Act 200, Building Bulletin 94 'Inclusive School Design', among others. Compliance with these ensures the following, as examples:
- level access to all buildings and floors, except from the top floor of Inglehome (due to building constraints);
  - Firm and even external surfaces;
  - External routes, corridors and doors of adequate width;
  - Spaces for wheelchair circulation in buildings and the playground;
  - Inclusive playground seating allowing wheelchair users to sit with others;
  - Portable induction loop for hearing impaired;
- 8.11.3 The proposed development is therefore considered to be in compliance with the above policies.

## **8.12 Secure by Design**

- 8.12.1 London Policy 7.3 requires development should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating. This is continued in Haringey UDP Policy UD4.
- 8.12.2 The proposed building has been designed with regard to the Home Office document *Safer Places – the planning system and crime prevention* (2003). The applicant's design team met with the Crime Prevention Design Adviser for



Haringey Police and his comments were supportive stating that the general layout of the school appears well designed with good natural surveillance and guardianship of the main entrance and frontage and that the 2.1m perimeter fence seems appropriate to deter intruders. He has not objected to the scheme.

### **8.13 Energy & Sustainability**

- 8.13.1 Chapter 5 of the London Plan 2011 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. The energy strategy for the development has been developed using the Mayor's 'lean, clean, green' energy hierarchy. In addition, emerging Haringey Local Plan Policy SP4 requires non-residential development to be built to BREEAM 'Very Good' standard.
- 8.13.2 'Be Lean' requires the minimisation of energy use in the first instance. The development is designed with Passivhaus principles in mind which prioritises the thermal efficiency of a building in order to use less energy.
- 8.13.3 'Be Clean' requires the development to supply energy efficiently. This is achieved with a ground source heat pump which use buried pipes under open space to extract heat from the ground. The ground stays at a fairly constant temperature under the surface, even in winter, allowing for the heat to be extracted using a heat exchange throughout the year. This will supply 50% of annual space heat load.
- 8.13.4 'Be Green' requires the development to supply renewable energy. This is achieved by photovoltaic panels on the roof of the new building. The panels will be located on the north east corner of the roof.
- 8.13.5 By following the hierarchy, the development achieves an improvement of 49% above a benchmark based on the 2010 Building Regulations. This exceeds the London Plan target of 25% for 2010 to 2013.
- 8.13.6 The development is also aiming to achieve BREEAM 'Very Good' standard as a further means of achieving energy efficiency. The BREEAM assessment will include the refurbishment to Ingleholme. The BREEAM standard will be secured by condition.
- 8.13.7 The development is considered to take adequate steps to mitigate its impact on climate change in compliance with the above policies.

### **8.14 Ground Conditions and Contamination**

- 8.14.1 London Plan Policy 5.21 'Contaminated Land' requires that appropriate measures should be taken to ensure that development on previously contaminated land does not activate or spread contamination. This is continued in Haringey UDP Policy ENV11.
- 8.14.2 The Council's Commercial Environmental Health Team has been consulted and no issues of contamination have been raised owing to the site's previous history as a cricket ground or other sports field.

## **8.15 Flood Risk**

- 8.15.1 The site is not in Flood Risk zones 2 or 3 and a flood risk assessment is not required under the NPPF, London Plan or Local Policy.
- 8.15.2 The proposals will not result in a significant change to the area of impermeable surfaces. The green roof, rain recycling and storm drainage storage will result in a lower level of surface water run-off than the existing situation.
- 8.15.3 The development will be in compliance with Policy 5.12 'Flood Risk Management' and Policies ENV1 and ENV2 of the Haringey Unitary Development Plan 2006.

## **8.16 Archaeology**

- 8.16.1 London Plan Policy 7.8 'Heritage assets and archaeology', Local Plan Policy SP12 'Conservation' and UDP Policy CSV8 'Archaeology' seek the protection and management of archaeological remains where development is proposed. The site is not in an area of archaeological importance as identified by the Unitary Development Plan 2006.
- 8.16.2 The applicants have submitted a desktop survey which concludes since the footprint of the new Junior School building lies within a previously developed area, it is unlikely that any archaeological remains would be encountered during the ground works for the new building here.

## **8.17 Waste management**

- 8.17.1 London Plan Policy 5.17 'Waste Capacity' and UDP Policy UD7 'Waste Storage' require development proposals make adequate provision for waste and recycling storage and collection.
- 8.17.2 Waste and recycling collection vehicles currently stop on Bishopswood by the North end of Cholemey House and collect the refuse containers from the School's designated refuse area. General refuse is collected weekly and recycling twice weekly. All collections are completed before 8:00am to avoid disruption to the pupil's drop-off period. No changes are proposed to this current arrangement.
- 8.17.3 The proposal is in compliance with the above policies.

## **8.18 Environmental Impact Assessment**

- 8.18.1 The proposed development is "Schedule 2 development" within the meaning of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 by being an urban development project where the area of development exceeds 0.5 hectares.
- 8.18.2 The Council undertook a screening assessment having regard to the selection criteria for screening specified in schedule 3 of the Regulations. The Council determined that the proposed development is not likely to have a significant effect on the environment and that an Environmental Impact Assessment is therefore not required.

## **8.19 Planning Obligations, Community Infrastructure Levy (CIL) and other community benefits**

8.19.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development.

8.19.2 In accordance with advice from the Council's Transportation and Highways Authority, the LPA will seek the following contribution:

- £120,000 for local transport infrastructure and road safety enhancements within the local area  
#

8.19.3 The developer will agree to provide these contributions through a Unilateral Undertaking (UU).

### *CIL*

8.19.4 Sir Roger Cholmeley's School at Highgate, (Highgate School's full name) is a registered charity no. 312765 and is therefore exempt from the Mayoral CIL.

### *Other Community Benefits*

8.19.5 The School are willing to accept a planning condition promoting local employment during construction.

## **9.0 HUMAN RIGHTS**

9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decision of this Committee will accord with the requirements of the above Act and Order.

## **10.0 EQUALITIES**

10.1 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. Under the Act, a public authority must, in the exercise of its functions, have due regard to the need to:-

- eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it

10.2 The new duty covers the following eight protected characteristics: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Public authorities also need to have due regard to the need to eliminate unlawful discrimination against someone because of their marriage or civil partnership status.

10.3 The new Junior School will improve school facilities and improve inclusive access. Pupils will make use of good quality temporary facilities during demolition and construction works. The development is therefore considered to result in positive outcomes for school age children and those with disabilities. No other groups sharing the above protected characteristics are likely to be negatively affected.

## 11.0 SUMMARY AND CONCLUSION

11.1 The application is for the demolition of Cholmeley House and ancillary residential unit, Tuck Shop building and substantial demolition of Fives Courts and the erection of a new part 2 storey, part 3 storey Junior School building with a link to the retained Ingleholme Building.

11.2 The design of the building was developed following consultation with pupils, staff, English Heritage, Haringey Council, the Highgate Society, the Metropolitan Police and local residents. It was the successful entrant of a design competition held by Highgate School.

11.3 The scheme is considered to repond well to its context and would provide an effective learning environment. There would be no harm to residential amenity, it will preserve and enhance the character and appearance of the Conservation Area, local transport and highway conditions or biodiversity. The development will a high level of sustainability.

11.4 Both the applicant and Council consulted widely and responses were taken into account by officers.

11.5 The proposal is considered to be in accordance with National Guidance and London and Local Policy and should planning permission should therefore be granted.

## 12.0 RECOMMENDATION

**GRANT PERMISSION** subject to conditions below and an Unilateral Undertaking by the developer.

DOCUMENTS
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Design and Access Statement
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Landscape Design Statement
Lighting Strategy
Statement of Community Involvement
Structural Report
Sustainability and Energy Statement
Transport Statement
Travel Plan

PLANS		
Plan Number	Rev.	Plan Title
7195-PL-000		SITE LOCATION PLAN
7195-PL-001		EXISTING SITE PLAN / STREETSCAPE
7195-PL-002		EXISTING ELEVATIONS - EAST AND WEST
7195-PL-003		EXISTING ELEVATIONS - NORTH AND SOUTH
7195-PL-004		EXISTING SITE PLAN / STREETSCAPE INC. NEW
7195-PL-010		PROPOSED SITE PLAN / EAST ELEVATION
7195-PL100		DEMOLITION PLAN
7195-PL-150		PROPOSED GROUND FLOOR PLAN
7195-PL-151		PROPOSED FIRST FLOOR PLAN
7195-PL-152		PROPOSED SECOND FLOOR PLAN
7195-PL-153		PROPOSED ROOF FLOOR PLAN
7195-PL-650		PROPOSED ELEVATIONS - EAST AND WEST
7195-PL-651		PROPOSED ELEVATIONS - NORTH AND SOUTH
7195-PL-850		PROPOSED SECTIONS
7195-PL-900		VIEW LOCATIONS
7195-PL-901		VIEW 1 - NORTH PANORAMIC
7195-PL-902		VIEW 2
7195-PL-903		VIEW 3
7195-PL-904		VIEW 4
7195-PL-905		VIEW 5
7195-PL-906		VIEW 6

**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 Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

**2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.**

Reason: In order to avoid doubt and in the interests of good planning.

**3. 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.

**4. No tree works other than those specified in the submitted Arboricultural Implications report 19<sup>th</sup> November 2012 and Landscape Specification October 2012 prepared by ACD shall be carried out and no excavation shall be cut under the crown spread of the trees without the prior written permission of the Local Planning Authority.**

Reason: In order to safeguard the trees in the interest of visual amenity of the area in accordance with Policy OS17 'Tree Protection, Tree Masses and Spines' of the Haringey Unitary Development Plan and Policy 7.21 'Trees and Woodlands' of the London Plan.

**5. That where reasonably possible, not less than 20 percent (20%) of onsite workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of 'local residents'. In the event that achieving 20% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the relevant parties concerned (acting reasonably) may be acceptable. *Note: 'Local' is defined as employees preferably within the Haringey confines, but where not practicable, will include North London Sub-Region. This is consistent with Construction Web's approach.***

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

**6. That where reasonably practicable not less than 10 percent (10%) of the onsite 'local' workforce (excluding managers and supervisors) employed during the construction of the proposed development comprise of trainees, but in the event that achieving 10% proves impracticable for reasons notified in writing to and approved by the Council then another figure agreed by the parties concerned acting reasonably may be acceptable. These trainees can be self employed or sourced from 'local' Small and Medium size Enterprise's. *Note: The ten percent (10%)***

*trainees is included in the 20 percent (20%) figure of 'local employees' and not the percentage of the workforce on-site as a whole.*

Reason: In order to provide employment opportunities for local residents in accordance with Policy G4 of the Haringey Unitary Development Plan and Policy 4.12 'Improving Opportunities for All' of the London Plan.

**7. The development shall not be occupied until a revised travel plan with measures aimed at achieving a reduction in the modal split of those travelling by car by at least 10% and up to 17.5% over the next five years has been submitted to and approved in writing by the Local Planning Authority. The travel plan shall be implemented in accordance with the approved details and thereafter retained with the developer required to submit annual travel plan updates for the next five years to the Local Planning Authority.**

Reason: To minimise the traffic impact of this development on the adjoining roads, and to promote travel by sustainable modes of transport in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.12 'Road Network Capacity' of the London Plan.

**8. No development shall take place until a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) has been submitted to and approved by the Local Planning Authority. The plans shall be implemented thereafter. The Plans shall provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Hampstead Lane, and Bishopswood Road is minimised. The plans should show how Construction vehicle movements have been planned and co-ordinated to avoid the AM and PM peak periods.**

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network in accordance with Policy UD3 'General Principles' of the Haringey Unitary Development Plan and Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion' of the London Plan.

**9. No development shall take place until details of rainwater goods shall be submitted to and approved by the Local Planning Authority, implemented in accordance with the approved details and retained as such thereafter.**

Reason: In order to safeguard the special architectural or historic interest of the existing buildings and the local area and fulfil the requirements of Policies CSV1 and CVS5 of the Haringey Unitary Development Plan and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

**10. The removal of roof tiles, lead flashing and soffits from the Principal's House and Cholmeley House shall be completed by hand and should a bat or evidence of bats be found, a licensed bat worker shall be contacted for advice on its safe and proper removal.**

Reason: In order to minimise the impact on biodiversity in compliance with Policy 7.19 'Biodiversity and access to nature' of the London Plan 2011 and Policy OS11 of the Haringey Unitary Development Plan 2006.

**11. The removal of above ground vegetation shall be undertaken outside of the bird breeding season (March to August inclusive), or immediately following confirmation by a qualified ecologist that birds and their dependent young are not present.**

Reason: In order to minimise the impact on biodiversity in compliance with Policy 7.19 'Biodiversity and access to nature' of the London Plan 2011 and Policy OS11 of the Haringey Unitary Development Plan 2006.

**12. In respect of Cholmeley House, a historical report, copies of survey drawings and detailed photographs to comprise a new historic environment record shall be submitted to and approved in writing by the Local planning Authority. The photographic survey shall be as existing, externally and in context, with accompanying drawings and numbered key showing points from which the photos were taken. Any interior spaces of historic significance shall also be photographed. Once approved by the Local Planning Authority, this new historic environment record shall be deposited in the Borough's archives at Bruce Castle.**

Reason: In order to preserve the architectural and historic interest of the Locally Listed Cholmeley House having regard to Policy CSV3 of the Haringey Unitary Development Plan and Policy 7.8 'Heritage Assets and Archaeology' of the London Plan.

**13. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. This shall be with reference to the London Code of Construction Practice. In addition either the site or the Demolition Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.**

Reason: In order to minimise the impact on air quality in accordance with Policies ENV7 of the Haringey Unitary Development Plan and Policy 7.14 'Improving Air Quality' of the London Plan.

**14. Prior to occupation of the development, evidence must be submitted to show that the combustion plant to be installed meets an emissions standard of 40mg/kWh. Where any installations e.g. Combined Heat and Power combustion plant does not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates shall be provided within six months of the occupation of the development.**

Reason: To minimise the impact on Air Quality in accordance with Policy 7.14 'Improving Air Quality' of the London Plan



**15. The development hereby approved shall achieve a BREEAM rating of ‘Very Good’.**

Reason: In order to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime in accordance with Policy 5.3 of the London Plan.

**INFORMATIVES:**

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

**REASONS FOR APPROVAL**

The reasons for the grant of approval are as follows:

- a) It is considered that the principle of this development is supported by national, regional and local planning policies which seek to promote the improvement of educational facilities.
  - b) The development is considered to be suitably designed in respect of its surroundings, its impact on neighbouring properties, the conservation area and environmental site constraints.
- a) The Planning Application has been assessed against and is considered to be in general accordance with
- National Planning Policy Framework;
  - London Plan Policies 3.18 ‘Education facilities’, 5.2 ‘Minimising carbon dioxide emissions’, 5.3 ‘Sustainable design and construction’, 5.11 ‘Green roofs and development site environs’, 5.21 ‘Contaminated Land’, 6.1

'Integrating transport & development', 6.3 'Assessing effects of development on transport capacity', 6.4 'Enhancing London's transport connectivity', 6.5 'Funding Crossrail and other strategically important transport infrastructure', 6.11 'Smoothing traffic flow and tackling congestion', 6.12 'Road Network Capacity', 6.13 'Parking', 7.2 'Creating an inclusive environment', 7.3 'Designing out Crime', 7.4 'Local character', 7.5 'Public realm', 7.6 'Architecture', 7.8 'Heritage Assets and Archaeology', 7.21 'Trees and Woodlands', 8.3 'Community Infrastructure Levy'; and

- Haringey Unitary Development Plan (UDP) 2006 Policies G1 'Environment', G2 'Development and Urban Design', G4 'Employment', G6 'Strategic Transport Links', G7 'Green Belt, Met. Open Land, Significant Local Open Land & Green Chains', G9 'Community Well Being', G10 'Conservation', G12 'Priority Areas', UD1 'Planning Statements', UD2 'Sustainable Design and Construction', UD3 'General Principles', UD4 'Quality Design', UD7 'Waste Storage', UD8 'Planning Obligations', ENV1 'Flood Protection: Protection of Floodplain, Urban Washlands, ENV2 'Surface Water Runoff', ENV4 'Enhancing and Protecting the Water Environment', ENV6 'Noise Pollution', ENV7 'Air, Water and Light Pollution', ENV11 'Contaminated Land', ENV13 'Sustainable Waste Management', M2 'Public Transport Network', M3 'New Development Location and Accessibility', M5 'Protection, Improvement and Creation of Pedestrian and Cycle Routes', M8 'Access Roads', M10 'Parking for Development', OS2 'Metropolitan Open Land', OS5 'Development Adjacent to Open Spaces', OS12 'Biodiversity', CSV1 'Development in Conservation Areas', CSV3 'Locally Listed Buildings and Designated Sites of Industrial Heritage Interest', CSV7 'Demolition in Conservation Areas' and CSV8 'Archaeology'.

## **APPENDICES:**

- 12.1 Appendix 1: Consultation Responses
- 12.2 Appendix 2: Planning Policies
- 12.3 Appendix 3: Planning History

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	<b>STATUTORY</b>		
	<b>Thames Water</b>	No objection	Noted
		Waste Water informative recommended	Noted
	<b>English Heritage</b>	Supported the principle of a design competition	Noted
		Recognise that Cholmeley House, whilst of some interest locally, would be difficult to alter to meet modern educational needs and standards	Noted
		The LPA should apply the strictest conditions with regard to design and materials	Noted
	<b>LB Camden</b>	No objection	Noted
	<b>INTERNAL</b>		
	Environmental Health (Street Enforcement)	No objection	Noted
	Commercial Environmental Health	Development should be car-free to be minimise impact on air quality  Condition should be applied to: - ensure that any the combustion plant to be installed meets an emissions standard of 40mg/kWh. - minimise construction dust  Informative recommended to require asbestos survey	Noted. Conditions and Informative added
	Building Control	Development will be subject to Building	Noted

No.	Stakeholder	Question/Comment	Response
		Regulations 2010	
	Transportation	<p>No objection subject to conditions:</p> <ul style="list-style-type: none"> <li>Revised travel plan aiming for reduction in car use</li> <li>Construction Logistics and Construction Management Plan</li> </ul> <p>Contributions            £120k for highway safety improvements            £3k for travel plan monitoring</p>	<p>Noted. Conditions added</p> <p>Unilateral Undertaking proposed by applicant to provide £120k. Travel plan monitoring figures considered unnecessary.</p>
	Design and Conservation	<p>No objection subject to conditions:</p> <ul style="list-style-type: none"> <li>Historical required for Cholmeley House</li> <li>Samples of materials to be submitted and approved</li> <li>Rainwater goods to be black painted metal</li> <li>Replacement fenestration at Ingleholme should match</li> <li>Detailed drawings required for signage on limestone wall</li> </ul>	<p>Noted.</p> <p>Condition added</p> <p>Condition added</p> <p>Condition added</p> <p>Drawings show fenestration will match</p> <p>Condition added</p>
	<b>EXTERNAL</b>		
	Highgate CAAC	<p>The scheme would be damaging to the character and appearance of the CA:</p> <ul style="list-style-type: none"> <li>Poor appreciation of the nature of the site</li> <li>Inappropriate articulation of building forms</li> <li>Incoherent choice of materials</li> </ul>	<p>The design is considered to be of high quality and appropriate to the site's context and building's function. See section on design.</p>

No.	Stakeholder	Question/Comment	Response
		<ul style="list-style-type: none"> <li>• Inglehome should not be as heavily refurbished</li> <li>• The articulation between Ingleholme and the new blocks is too constricted</li> <li>• The elements on the Bishopwood Rd and Hampstead Lane is unresolved</li> <li>• The new blocks do not respond to the curve of Bishopwood Road are poorly modelled</li> <li>• The main entrance is poor</li> <li>• The field side of the building does not respond to the changing ground level of the site</li> </ul>	
	Design Panel	<p>No major concerns. Design is sensitive, well thought out and would make a positive contribution to the local area.</p> <p>Specific observations:</p> <ul style="list-style-type: none"> <li>• Removal of buildings from MOL is appreciated</li> <li>• Retention of Ingleholme and proposed demolition of other buildings acceptable</li> <li>• Concern over amount of 'rainy day' play space</li> <li>• Classroom layout may be inflexible</li> <li>• Some concern over number of different external materials on Bishopwood Road</li> </ul>	<p>Noted</p> <p>Noted.</p> <p>Noted.</p> <p>Additional covered playspace provided</p> <p>Classrooms can be split into smaller space</p> <p>Material palette considered acceptable. The panel praised teh choice of materials</p>
	Tree Trust for	Object to loss of mature trees	1-for-1 replacement specimens are proposed. Advanced growth

No.	Stakeholder	Question/Comment	Response
	Haringey	No replacement specimens proposed	specimens will be used to replace the mature specimens.
	Metropolitan Police	No objection	Noted
	<b>DEVELOPMENT MANAGEMENT FORUM</b>	See section 7.3.4	See section 7.3.5
	<b>RESIDENTS</b>		
	2C Bishopswood Road	Mismatch of street light colours should be addressed on Bishopswood Road	This is a highways issue separate from this planning application
	2 Normandy Mansions, Normandy Ave, High Barnet.	<p>The objector was once a local resident and is familiar with Highgate</p> <p>Cholmeley House is Locally Listed and should be retained. It is an attractive building and part of local history</p> <p>The contemporary architectural style of the new building is at odds with the rest of the street. It does not preserve the school's history.</p>	<p>Noted.</p> <p>The harm caused by the loss of this building is outweighed by the quality of the design of the replacement building and the benefit of a new school building.</p> <p>The contemporary design is considered to be of a high quality and preserves the quality of the conservation area. See section on design.</p>



PLANNING POLICIES

RELEVANT PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

REGIONAL PLANNING POLICY

London Plan 2011

- Policy 3.18 Education facilities
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.11 Green roofs and development site environs
- Policy 5.21 Contaminated Land
- Policy 6.1 Integrating transport & development
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.4 Enhancing London's transport connectivity
- Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.12 road Network Capacity
- Policy 6.13 Parking
- Policy 7.2 Creating an inclusive environment
- Policy 7.3 Designing out Crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology
- Policy 7.21 Trees and Woodlands
- Policy 8.3 Community Infrastructure Levy

The Mayor's Transport Strategy (May 2010)

The Mayor's Land for Transport Functions SPG (March 2007)

The Mayor's Sustainable Design & Construction SPG (2006)

The Mayor's Culture Strategy: Realising the potential of a world class city (2004)

The Mayor's Ambient Noise Strategy (2004)

The Mayor's Energy Strategy (2004)

The Mayor's Draft Industrial Capacity SPG (2003)

The Mayor's Air Quality Strategy: Cleaning London's Air (2002)

The Mayor's Biodiversity Strategy: Connecting with London's Nature (2002)

The Mayor's Planning for Equality & Diversity in Meeting the Spatial Needs of London's Diverse Communities SPG

The Mayor's Accessible London: Achieving an Inclusive Environment SPG  
The Mayor and London Councils' Best Practice Guide on the Control of Dust & Emissions during Construction

LOCAL PLANNING POLICY

Haringey Unitary Development Plan (Adopted July 2006; Saved July 2009)

- G1 Environment
- G2 Development and Urban Design
- G4 Employment
- G6 Strategic Transport Links
- G7 Green Belt, Met. Open Land, Significant Local Open Land & Green Chains
- G9 Community Well Being
- G10 Conservation
- G12 Priority Areas
- UD1 Planning Statements
- UD2 Sustainable Design and Construction
- UD3 General Principles
- UD4 Quality Design
- UD7 Waste Storage
- UD8 Planning Obligations
- ENV1 Flood Protection: Protection of Floodplain, Urban Washlands
- ENV2 Surface Water Runoff
- ENV4 Enhancing and Protecting the Water Environment
- ENV5 Works Affecting Water Courses
- ENV6 Noise Pollution
- ENV7 Air, Water and Light Pollution
- ENV11 Contaminated Land
- ENV13 Sustainable Waste Management
- M2 Public Transport Network
- M3 New Development Location and Accessibility
- M5 Protection, Improvement and Creation of Pedestrian and Cycle Routes
- M10 Parking for Development
- OS2 Metropolitan Open Land
- OS5 Development Adjacent to Open Spaces
- OS12 Biodiversity
- CSV1 Development in Conservation Areas
- CSV3 Locally Listed Buildings and Designated Sites of Industrial Heritage Interest
- CSV7 Demolition in Conservation Areas
- CSV8 Archaeology

Haringey Supplementary Planning Guidance (October 2006)

- SPG1a Design Guidance (Adopted 2006)

- SPG2 Conservation and Archaeology (Draft 2006)
- SPG4 Access for All (Mobility Standards) (Draft 2006)
- SPG5 Safety By Design (Draft 2006)
- SPG7a Vehicle and Pedestrian Movements (Draft 2006)
- SPG7b Travel Plans (Draft 2006)
- SPG7c Transport Assessment (Draft 2006)
- SPG8a Waste and Recycling (Adopted 2006)
- SPG8b Materials (Draft 2006)
- SPG8c Environmental Performance (Draft 2006)
- SPG8d Biodiversity, Landscaping & Trees (Draft 2006)
- SPG8e Light Pollution (Draft 2006)
- SPG8f Land Contamination (Draft 2006)
- SPG 8g Ecological Impact Assessment (Draft 2006)
- SPG 8h Environmental Impact Assessment (Draft 2006)
- SPG 8i Air Quality (Draft 2006)
- SPG9 Sustainability Statement Guidance Notes and Checklist (Draft 2006)
- SPG10a Negotiation, Mgt & Monitoring of Planning Obligations (Adopted 2006)
- SPG10d Planning Obligations and Open Space (Draft 2006)
- SPG10e Improvements Public Transport Infrastructure & Services (Draft 2006)

Planning Obligation Code of Practice No 1: Employment and Training (Adopted 2006)

Local Development Framework Core Strategy and Proposals Map Adoption due 25<sup>th</sup> February 2013.

- SP1 Managing Growth
- SP4 Working towards a Low Carbon Haringey
- SP5 Water Management and Flooding
- SP6 Waste and Recycling
- SP7 Transport
- SP8 Employment
- SP9 Improving Skills/Training to Support Access to Jobs/Community Cohesion/Inclusion
- SP10 Town Centres
- SP11 Design
- SP12 Conservation
- SP13 Open Space and Biodiversity
- SP14 Health and Well-Being
- SP15 Culture and Leisure
- SP16 Community Infrastructure

Draft Development Management Policies (Published for Consultation May 2010)

- DMP9 New Development Location and Accessibility
- DMP10 Access Roads
- DMP13 Sustainable Design and Construction
- DMP14 Flood Risk, Water Courses and Water Management
- DMP15 Environmental Protection

- DMP16 Development Within and Outside of Town & Local Shopping Centres
- DMP19 Employment Land & Premises
- DMP20 General Principles
- DMP21 Quality Design
- DMP22 Waste Storage
- DMP25 Haringey's Heritage
- DMP26 Alexandra Palace
- DMP27 Significant Local Open Land & Development Adjacent to Open Spaces
- DMP28 Ecologically Valuable Sites their Corridors and Tree protection

Draft Sustainable Design and Construction SPD (October 2010)  
 Haringey's 2nd Local Implementation Plan (Transport Strategy) 2011 – 2031

#### OTHER DOCUMENTS

CABE Design and Access Statements  
 Diversity and Equality in Planning: A Good Practice Guide (ODPM)  
 Planning and Access for disabled people: A Good Practice Guide (ODPM)  
 Demolition Protocol Developed by London Remade  
 Secured by Design

PLANNING HISTORY

## Planning History for Highgate School, Bishopswood Road, N6

- HGY/1989/1084 - Change of use of junior sports pavilion to music school including the provision of new entrance doorway, closing existing doorway and replacing with windows and alterations to the fenestration on the front elevation – GRANTED
- HGY/1989/0103 - Change of use of changing room to junior music school involving alterations to existing elevation GRANTED
- HGY/1991/1198 - Details pursuant to condition 8 attached to the planning permission dated 12/8/91 ref no. HGY/43192 – GRANTED
- HGY/1992/0455 - Removal of timber boarding from two arches and replacement with frameless sheets of toughened glass engraved with coat of arms in Southwood Lane elevation – GRANTED
- HGY/1993/1330 - Crown reduction by 30% of one Chestnut and removal of crown of one Oak. (Subject to T.P.O) - GRANTED
- HGY/1995/0628 - Erection of ground floor rear/side extension to maintenance workshop to provide two offices and improved store – GRANTED
- HGY/1996/0403 - Conservation Area Consent for demolition of part of dining hall to allow for the erection of an extension - GRANTED
- HGY/1996/0404 - Erection of ground floor extension to provide lavatory accommodation – GRANTED
- HGY/1996/0996 - Various works to numerous trees covered by Tree Preservation Order including felling of dead trees, crown reduction and removal of dangerous branches – GRANTED
- HGY/1999/0719 - Various arboricultural works to Lime, Holly, Sycamore, Oak, Cherry, Beech, and Sycamore trees. (see attached schedule dated 2/6/99) – GRANTED
- HGY/2006/0502 - Construction of 105m x 44m (approx) all weather pitch with 3m (approx) high sports fencing together with soft landscaping – REFUSED
- OLD/1952/0042 - Erection of garage on side of demolished coach-house – GRANTED
- OLD/1985/0083 - Felling and removal of 1 Cherry tree – GRANTED
- OLD/1987/0100 - Erection of Sports Hall, changing rooms and associated facilities – GRANTED
- OLD/1987/0101 - Replacement of existing fire escape ladders with two fire escape stairs - GRANTED