

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

<b>Reference No:</b> HGY/2012/2446	<b>Ward:</b> Highgate
<b>Date received:</b> 18/12/2012	
<p><b>Address:</b> Highgate School Senior Field Hampstead Lane N6</p> <p><b>Proposal:</b> Installation of temporary Junior School accommodation (expiring 31 January 2016) with associated landscaping and subsequent reinstatement of open space</p> <p><b>Existing Use:</b> School playing fields</p> <p><b>Proposed Use:</b> Temporary school buildings</p> <p><b>Applicant/Owner:</b> Highgate School</p>	

<b>DOCUMENTS</b>
<b>Title</b>
Design and Access Statement
Heritage Statement
Statement of Community Involvement
Landscape Planning Statement
Ecological Report
Arboricultural Implications Report
Transport Statement and Travel Plan
Archaeological Desk Based Assessment

<b>PLANS</b>		
<b>Plan Number</b>	<b>Rev.</b>	<b>Plan Title</b>
1052/GA/001		Ground floor plan existing
1052/GA/011		Ground floor plan proposed
1052/GA/012		First floor plan proposed
1052/GA/013		Roof plan proposed
1052/GE/001		East elevation existing
1052/GE/002		South elevation existing
1052/GE/003		West elevation existing
1052/GE/004		North elevation existing
1052/GE/011		East elevation proposed
1052/GE/012		South elevation proposed
1052/GE/013		West elevation proposed
1052/GE/014		North elevation proposed
1052/GE/021		East landscape elevation proposed
1052/GL/001		Site location plan existing
1052/GL/002		Site plan existing

1052/GL/011		Site location plan proposed
1052/GL/012		Site plan proposed
1052/GS/011		Section AA proposed
1052/GS/012		Section BB proposed
1052/D/001		Gates detail existing
1052/D/002		Gates detail proposed
52 L 01 D		Landscape masterplan
52 L 02 D		Landscape masterplan

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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 and in Metropolitan Open Land.

Installation of temporary Junior School accommodation (for two years) with associated landscaping and subsequent reinstatement of open space. The temporary school is required to facilitate the construction of a new permanent Junior School on the site of the existing.

The temporary buildings will be a prefabricated modular construction to minimise disturbance to the ground. The proposal responds well to its context and is of an acceptable design quality. It will provide a suitable learning and play environment for pupils.

There would be no harm to residential amenity, the conservation area, traffic and highway conditions and biodiversity provided that the buildings are properly removed and reinstated.

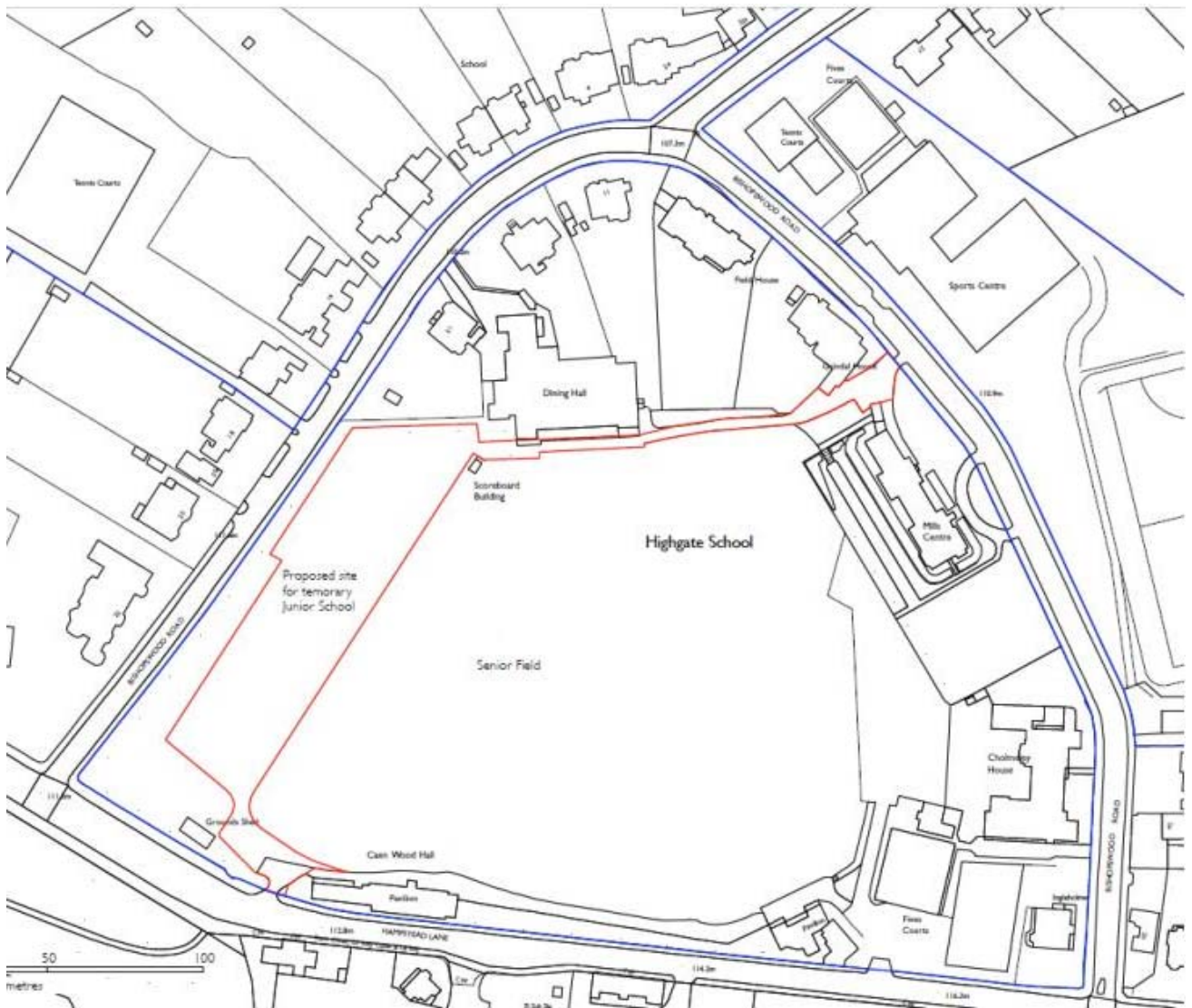
Both the applicant and Council consulted widely and responses were taken into account by officers.

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 playground leading to the front entrance.



View from north side of senior field and pedestrian path.



Artist's impression

### **3.0 SITE AND SURROUNDINGS**

- 3.1 The subject site is Highgate School, which is made up of the Pre-Preparatory School, the Junior School, the Mallinson Sports Centre and the Senior School on nearby North Road and Southwood Lane. The application relates to land situated on the west side of the Senior playing fields, north of Hampstead Lane and adjacent to the western branch of Bishopswood Road. It is currently used as a football field.
- 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. No.'s 16, 18 and 22 Bishopswood Road are late 19<sup>th</sup> Century buildings opposite the site and are Locally Listed. Senior Field is designated Metropolitan Open Land.
- 3.3 To the west of the site, on the other side of Bishopswood Road is residential development, to the north are school buildings, to the east is Senior Field, with the existing and proposed Junior school at the far eastern end. To the south, across Hampstead Lane is Caen Wood Hall and open land leading towards Hampstead Heath.

### **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/2012/2346 - 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/2012/2347 - 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.

## 5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 5.1 Permission is sought for the installation of temporary Junior School accommodation, for approximately three years, with associated landscaping and subsequent reinstatement of open space.
- 5.2 Temporary accommodation is required during the development of a new Junior School building on the site of the existing building. This development is subject to a concurrent application.
- 5.3 The proposed development consists of part single, part 2- storey modular buildings in 2 parallel rows with a courtyard in between. The buildings are aligned with Bishopswood Road creating an 80m long and 38m wide complex. The temporary buildings will house all current Junior School facilities. To the north is a play area and pedestrian access to the rest of the school. An existing vehicular access on Hampstead Lane will be used for refuse collection and emergency vehicle access. Pupils will arrive from the north east via a pathway around Senior Field connecting to the existing drop-off area on Bishopswood Road.
- 5.4 Classrooms are placed on the east side and all benefit from views of the playing field. Specialist facilities such as science, music and the library, are in the single storey western block. The entrance, administrative and staff rooms are in the northern block facing the playground. Three staircases are provided.
- 5.5 The temporary buildings, including all site works, landscaping, access alterations, boundary treatments and roads, will be removed and the original use and appearance restored as soon as possible after the new Junior School is completed and occupied. This is to be ensured by a time-limited permission expiring 31 January 2016.
- 5.5.1 External areas consist of a general play area with safety rubberised ground finish, a natural play area with informal timber forms and a harder tarmac ball games area with ball stop netting 3.4m high.

## 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 of the report relating to the associated planning application ref: HGY/2012/2346.

## 7.0 CONSULTATION

7.1 The School undertook consultation in 2012 in tandem with the proposals for the new permanent Junior School building. Presentations were given to the Highgate Society, parents of pre-preparatory and years 3-6 pupils and the general public. Letters were sent to the 3 ward councillors, the 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 quality of any temporary accommodation, in terms of the learning environment for pupils. However, these concerns were overcome based on the high quality modular facilities and ancillary outdoor spaces proposed. Other concerns raised related to the timing and management of construction operations. The proper management of construction will be secured by conditions and construction is expected to begin Jan 2014 if permission is approved.

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
- 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
- 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:
  - The site of the temporary school contains an old earth bank which may be of archaeological interest

#### 7.3.5 The officer response to these points is below:

- A desktop assessment has been prepared and a watching brief will put in place to ensure that if anything is discovered it is properly reported.

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**

- 8.1.1 The proposed development is required to facilitate the construction of a new Junior School building on the existing Junior School site. Planning law allows for a condition to be applied to a permission requiring a use be discontinued and buildings removed after a specified period. In this instance, a time-limited expiring 31 January 2016 is sought.
- 8.1.2 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.

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

- 8.2.1 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.
- 8.2.2 The height of the development is limited to 2-storeys to minimise the scale of the development. The single storey elements are placed on the west side to reduce the bulk of development nearest to the street. The arrangement of blocks is slightly staggered to break up the length of the building and add interest to otherwise plain modular blocks.
- 8.2.3 The walls be a warm light grey and windows a dark grey polyster powder coated aluminium. Timber slats will be used to clad the entrance elevation and courtyard walls to soften the appearance of the buildings for pupils. The slats can be used to encourage creeper planting.
- 8.2.4 The stair pods are proposed to be painted board in a contrasting warm colour however, the Council's Conservation Officer objected to this choice, preferring a grey to harmonise with the modular buildings. The applicant confirmed that these stair cores will grey as well. This will be secured by condition.
- 8.2.5 Low level lighting is provided from the main entrance to the playground with security lighting placed above each doorway. No additional is proposed lighting between Hampstead Lane and the southern end of the building.
- 8.2.6 The temporary school is considered to be a of a quality design. The harm on Conservation Area is considered to be 'less than substantial' due to the temporary nature of the development. Accordingly, the harm must be balanced against the public benefit of the proposal. The development is required to allow for the erection of a new Junior School building, which will provide a more effective and modernised learning environment for pupils as well as remove buildings from the Metropolitan Open Land, thereby improving its openness. The

less than substantial harm to the Conservation Area is considered to be outweighed by these benefits.

8.2.7 Consequently, provided that it is properly removed, the development is of acceptable quality and would cause no long term harm to the conservation area. The proposal is in compliance with the above policies.

### **8.3 Trees**

8.3.1 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.

8.3.2 There are mature trees along the boundary of the site all of which will be retained. The temporary buildings will lie outside the root protection areas of all except one tree. Deep foundations are not required for the temporary modular buildings proposed so there is low risk of permanent damage. However, robust tree protection measures will be secured by condition.

8.3.3 The overall impact on visual amenity provided by trees and planting is considered to be neutral for the duration of the development. The land will be restored following the decommissioning of the temporary school. Plants and semi-mature trees planted for the temporary building will be relocated to the new Junior School.

8.3.4 The proposal is considered to be in compliance with the above policies.

### **8.4 Impact on Open Space**

8.4.1 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'. It is clearly not appropriate that such a site shall be considered for permanent built structures.

8.4.2 In choosing a site for the temporary school a number of options were considered. The current site was chosen due to the ease of access to the dining hall and Caen Wood Hall and ease of access for construction vehicles. It would not require pupils to cross roads or require a change to the existing drop-off areas.

8.4.3 The proposed modular buildings are put together using dry, factory made connections, so dust and disturbance is minimised, although concrete or steel foundations will be required but these will be removed.

8.5 The buildings will be removed in four stages:

- Removal of internal fit out elements and services and transporting of all re-usable landscaping elements and tree to main school site
- Dismantling and removal onto lorries of the modular buildings

- Removal of foundations, hard landscaped surfaces, planting, fences, temporary trees and all associated external works
- Restoration of entire site to playing fields

8.5.1 Removal will be ensured by a condition that also requires the land to be reinstated.

8.5.2 Therefore, subject to this condition, the long term impact on the MOL will be minimal, in compliance with the above policies

## **8.6 Impact on Amenity**

8.6.1 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.

8.6.2 The buildings are arranged such that the 2-storey elements are set furthest away from the street and nearby residential properties. The single storey blocks are 4m high and almost 14m away from Bishopswood Road. There would be no significant harm to light and no harm to outlook.

8.6.3 The 2-storey elements accommodate the classroom leaving the single storey buildings to house the specialist teaching areas. This arrangement keeps the more intensively used spaces further away from the residential properties to minimise noise.

8.6.4 The proposed development is therefore considered to cause no significant harm to local residential amenity in compliance with the above policies.

## **8.7 Traffic and Parking**

8.7.1 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.

8.7.2 The Council's Transportation and Highways Authority have assessed the proposal and do not object, subject to conditions. The proposed development would not result in an increase pupil or staff numbers. Pupils will be encouraged to access the site via the existing main entrance on the east arm of Bishopswood Road. Minor amendments to the vehicular access onto Hampstead Lane are proposed in order to ease entry and egress for emergency and construction vehicles whilst works are being carried out. The Transportation and Highways Authority have considered that the proposal is unlikely to have a significant impact on the existing traffic or parking levels in the area.

8.7.3 Subject to a condition requiring a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP), development would be in compliance with the above policies.

## **8.8 Noise**

- 8.8.1 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.
- 8.8.2 The proposed temporary school buildings are set at least 13m from Bishopswood Road, which is a generally greater setback from that road than that of the existing school. The buildings are also set at least 30m from Hampstead Lane. Noise conditions would therefore be comparable to the existing school.
- 8.8.3 The proposed development would therefore provide a satisfactory school environment in compliance with the above Policies.

## **8.9 Inclusive Design and Access**

- 8.9.1 UDP Policy UD3 "General Principles" and SPG 4 "Access for All – Mobility Standards" seek to ensure that there is access to and around the site and that the mobility needs of pedestrians, cyclists and people with difficulties. In addition, the London Plan requires all new development to meet the highest standards of accessibility and inclusion; to exceed the minimum requirements of the Building Regulations and to ensure from the outset that the design process takes all potential users of the proposed places and spaces into consideration, including disabled and deaf people, older people, children and young people.
- 8.9.2 The design takes account of all relevant standards and best practice including Part M of the Building Regulations 2010 and the Disability Discrimination Act 1995 as amended. LBH Building Control were consulted during the development of the design.

## **8.10 Secure by Design**

- 8.10.1 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.
- 8.10.2 The Crime Prevention Design Adviser for Haringey Police is supportive stating that the general layout appears well designed with good natural surveillance and guardianship of the main entrance. He has not objected to the scheme.

## **8.11 Energy & Sustainability**

- 8.11.1 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.
- 8.11.2 Due to the temporary nature of the buildings, it would not be appropriate to apply the GLA energy hierarchy and require on-site renewable energy. However, The proposed buildings will comply with the relevant Parts of the Buildings Regulations with regard to thermal performance. The modular construction method allows the components of these buildings can generally be re-used in other development.
- 8.11.3 The proposed development is therefore consider to be in compliance with Policy 5.3 'Sustainable design and construction' of the London Plan and UD2 of the Haringey UDP.

## **8.12 Ecology**

- 8.12.1 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 Plan Policy SP13 'Open Space and Biodiversity'.
- 8.12.2 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 for both temporary and permanent school sites which notes that they 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. Consequently, a condition ensuring that removal of above ground vegetation is undertaken outside the bird breeding season or immediately after a survey confirming no birds are present.
- 8.12.3 The proposed development would be in compliance with the above policies.

## **8.13 Ground Conditions and Contamination**

- 8.13.1 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.
- 8.13.2 The Council's Commercial Environmental Health Team has been consulted and no issues of contamination have been raised owing to the limited excavation required for the development and the site not being previously developed.

## **8.14 Archaeology**

- 8.14.1 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 remain where development is proposed. The site is not in an area of archaeological importance as identified by the Unitary Development Plan 2006.
- 8.14.2 The submitted Archaeological desktop assessment concludes that historical evidence suggests that there have never been any buildings or development on the site. Therefore, any earlier archaeological deposits are unlikely to be excavated by the current development (where excavation is unlikely to be deeper than 1m). According to the assessment, the site does contain an earth bank and a pond and it is unclear precisely what these features were, or from when they date. Accordingly, a condition will be applied to ensure that a programme of investigation is secured during construction.

## **8.15 Waste management**

- 8.15.1 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.
- 8.15.2 Refuse vehicles will arrive via an existing vehicle access on Hampstead Lane and collect refuse and recycling from an open fenced storage area at the southwest

corner of the development. The Council's transportation team do not object to this servicing arrangement.

8.15.3 The proposal is in compliance with the above policies.

## **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 temporary school will improve disabled access relative to the existing school. The temporary school is required to facilitate the development of a new Junior School which will improve school facilities and improve inclusive access. 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 site is Highgate Junior School, in Highgate Conservation Area and in Metropolitan Open Land.
- 11.2 Installation of temporary Junior School accommodation (for approximately 3 years) with associated landscaping and subsequent reinstatement of open space. The temporary school is required to facilitate the construction of a new permanent Junior School on the site of the existing.

- 11.3 The temporary buildings will be a prefabricated modular construction to minimise disturbance to the ground. The proposal responds well to its context and is of an acceptable design quality. It will provide a suitable learning and play environment for pupils.
- 11.4 There would be no harm to residential amenity, the conservation area, traffic and highway conditions and biodiversity provided that the buildings are properly removed and reinstated.
- 11.5 Both the applicant and Council consulted widely and responses were taken into account by officers.
- 11.6 The proposal is considered to be in accordance with National Guidance and London and Local Policy and planning permission should therefore be granted.

## 12.0 RECOMMENDATION

**GRANT PERMISSION** subject to conditions below:

<b>DOCUMENTS</b>
<b>Title</b>
Design and Access Statement
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Statement of Community Involvement
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1052/GL/012		Site plan proposed
1052/GS/011		Section AA proposed



1052/GS/012		Section BB proposed
1052/D/001		Gates detail existing
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52 L 01 D		Landscape masterplan
52 L 02 D		Landscape masterplan

**CONDITIONS:**

**1. This permission shall be for a limited period expiring on 31/01/2016 when the building hereby approved shall be removed and the land reinstated.**

Reason: The building, because of its design, size, materials and/or siting, is not considered suitable for permanent retention.

**2. 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. The submitted samples should demonstrate that the exterior of the staircores will be finished in grey to harmonise with the external appearance of the classroom buildings.**

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.

**3. 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.

**4. No development shall take until a programme of soft and hard landscaping has been submitted and approved in writing by the local planning authority. The development shall be implemented in accord with these details. Soft landscape works shall include (planting plans, written specifications - including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, and implementation programme and thereafter retained until this**

**temporary permission expires, when the landscaping shall be removed and the land reinstated.**

Reason: In order to provide a suitable setting for the proposed development in the interest of visual amenity.

**5. Details of a programme of onsite archaeological investigation shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced.**

Reason: To provide an opportunity for the recording of archaeological evidence and further research and in accordance with Policy CSV8 of the Haringey UDP and 7.8 'Heritage assets and archaeology' of the London Plan.

## **INFORMATIVES:**

The application will require a temporary amendment to the existing access onto Hampstead Lane. The necessary works to amend the access are to be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

The new development will require naming. The applicant should contact the 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.

## **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', 5.3 'Sustainable design and construction', 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 History

Consultation Responses

No.	Stakeholder	Question/Comment	Response
	<b>STATUTORY</b>		
	London Fire & Emergency Planning Authority	No objection.	Noted.
	<b>INTERNAL</b>		
	Building Control	Development will be subject to Building Regulations 2010	Noted
	Transportation	<p>The proposal is unlikely to have a significant impact on the existing traffic or parking levels currently experienced within the immediate locality.</p> <p>Conditions/informatives recommended:</p> <ul style="list-style-type: none"> <li>- Amendment of existing access to Hampstead Lane to be at applicant's expense</li> <li>- submission of Construction Logistics Plan</li> </ul>	<p>Noted</p> <p>Noted. Conditions and informatives added.</p>
	Design and Conservation	<p>Approve subject to conditions, provided that:</p> <ul style="list-style-type: none"> <li>• The stair cores are in matching grey rather than a warm colour (essential change)</li> <li>• The walls are timber clad (negotiable change)</li> </ul> <p>Conditions:</p> <ul style="list-style-type: none"> <li>• 2 year maximum temporary</li> </ul>	<p>Applicant confirmed that stair cores will be grey. A condition will be added to confirm this.</p> <p>Timber cladding proposed on main entrance wall</p> <p>Permission will be for 3 years maximum</p>

No.	Stakeholder	Question/Comment	Response
		permission <ul style="list-style-type: none"> <li>• Samples of materials to be approved</li> </ul>	Condition added
	<b>DEVELOPMENT MANAGEMENT FORUM</b>	See section 7.3.4	See section 7.3.5
	<b>RESIDENTS</b>		
	20 Bishopswood Road	Increased school parking pressure on Bishopswood Road. There are existing problems of road and driveway blockage  A single yellow line should be introduced to Bishopswood Road immediately	There are no changes to the number of pupils or to the existing drop-off arrangements. There will be no greater impact.  This is not considered necessary at this time.

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

