

Haringey Council
Development Management

Our Ref: **2016/6102/P**
Your Ref:
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

9 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:
Channing School
Highgate Hill
London
N6 5HF

Proposal:
Request for observations for a proposed mobility ramp and relocation of front gate.

Drawing Nos: Letter from Haringey dated 4/11/16.

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 Reason for no objection.

Observations are sought in regard to Grade II Listed property Channing Girl's school on Highgate Hill that separates two conservation areas (Highgate that lies within Haringey Borough boundary and Highgate Village that lies with Camden). The proposal is stated above on the front elevation ground floor level.



The principal considerations material to the determination of this application are summarised as follows; Views (in and out of Camden), Conservation (Hampstead Conservation Area), amenity and transport.

The site is not within any protected views. It is considered that the application site is of a sufficient distance from Camden's borough boundary not to have a detrimental impact on the setting or character and appearance of the Highgate Village Conservation Area.

The minor nature of the proposed works and its locations being more than 20 metres from Camden's boundary across two busy roads, would not have a harmful impact on the character and appearance of Camden's conservation area.

With regards to amenity, only the front elevation is facing towards the Camden boundary on the other side of two roads of Highgate Hill and The Bank, the nearest residential house is over 90 metres away. Such nature and works and its location means there would be no impact to amenity.

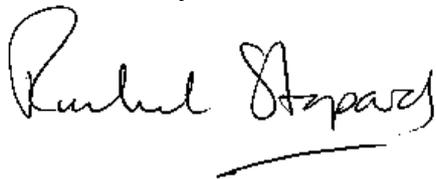
It is considered that due to the nature of the development being ancillary and minor and as such would not adversely affect transport flows, parking capacity or public transport within Camden as it would not intensify the existing use.

In light of the above, the proposals are considered to have limited impact on the, views, conservation area and the neighbour amenity of Camden.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 and s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

It is therefore recommended that LB of Haringey be advised that no objections are raised and the application should be assessed under Haringey's planning policies.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath the name.

Rachel Stopard
Executive Director Supporting Communities