

Rolfe Judd

Planning

Rolfe Judd

Planning

On behalf of Channing School

The Channing School

The Channing Junior School,

1 Highgate High Street

Fairseat,

Highgate,

London,

N6 5JR

Planning Statement

OC/PD/P5900

October 2018

www.rolfe-judd.co.uk

Contents

1.0	Introduction	1
1.1	Summary	1
1.2	Planning Statement	1
1.3	Supporting Application Documents	1
2.0	The Application Site and Surrounding Area	3
2.1	Site Description & Location	3
2.2	Surrounding Area	3
2.3	Planning Policy Designations	4
2.4	Relevant Planning History	4
3.0	Pre-application advice & Public Consultation	5
3.1	Pre-Application Summary	5
3.2	2016 Pre-Application Request	5
3.3	2017 Pre-Application Request	6
3.4	Alterations to the 2017 Pre-Application Proposals (as submitted under application 2017/7080/P)	7
3.5	2018 Pre-application Proposals	8
3.6	Public Consultation on 2018 Pre-application Proposals	9
4.0	The Proposal	11
4.1	Description of Development	11
4.2	Development Brief	11
4.3	Proposed Design	11
5.0	Relevant Planning Policies	13
5.1	National Planning Policy Framework (2018)	13
5.2	The London Plan (2016)	13
5.3	Camden Local Plan (2017)	13
5.4	Camden Planning Guidance	14
5.5	Neighbourhood Planning	14
6.0	Planning Considerations	15
6.1	Land Use	15

6.2	Metropolitan Open Land	15
6.3	Design and Heritage	16
6.4	Amenity	18
6.5	Basement Impact Assessment	18
6.6	Trees and Ecology	20
6.7	Archaeology	21
7.0	Conclusion	22

Appendix 1: 2016 Pre-application advice

Appendix 2: 2017 Pre-application advice

Appendix 3: Images of the Senior School Development

1.0 Introduction

1.1 Summary

1.1.1 This Planning Statement has been prepared by Rolfe Judd Planning Limited on behalf of the Applicant, Channing School. The Application Site is known as The Channing Junior School, London, N6 5JR. This statement is in support of a full planning application for:

‘Single storey southern rear extension to provide a new school hall and kitchen facilities’

1.1.2 Channing School is an independent girl’s school educating students between the ages of 4 and 18. Channing School has been modernising its facilities at the Senior School, located opposing the Application Site, and now looks to modernise its facilities at the Junior School; the Application Site. The proposals do not seek to increase student numbers only improve the existing facilities for pupils.

1.1.3 The submission follows positive and substantive pre-application advice from the Council and consultation with local community groups. The proposal is considered to be supported by national, strategic and local planning policies.

1.2 Planning Statement

1.2.1 The purpose of this statement is to examine the planning issues raised by the current development proposals for the Application Site. The statement provides a comprehensive analysis of the relevant planning policy framework at national, strategic and local levels. As such, our planning statement is structured as follows:

Section 1: **Introduction** – Outlines the proposals, the structure of the report and lists the submission documents

Section 2: **The Application Site and Surrounding Area** - Describes the Application Site, the Surrounding Area, Planning Policy Designations and Application Site History

Section 3: **Pre-Application Advice and Public Consultation** – Details the pre-application advice and public consultation held in advance of this submission

Section 4: **The Proposal** – Describes the development proposals including the description of development

Section 5: **Relevant Planning Policies** – Lists the appropriate and relevant planning policies triggered by the proposals

Section 5: **Planning Considerations** – Discusses the planning considerations in assessing the proposals

Section 6: **Conclusion** – Summarises the submission

1.3 Supporting Application Documents

1.3.1 This planning statement should be read in conjunction with the following additional documents, which accompany the application:

- Application Form – prepared by Rolfe Judd Planning Limited
- Community Infrastructure Levy Determination of Liability Form – prepared by Rolfe Judd Planning Limited
- Site Location Plan 1:1250 – prepared by Prime Meridian
- Existing and Proposed Plans, Elevations and Sectional Drawings – prepared by Prime Meridian
 - PLA50 EXISTING- LG
 - PLA51 EXISTING- GF
 - PLA53 EXISTING- ELEV
 - PLA54 PROPOSED LG
 - PLA55 PROPOSED GF
 - PLA56 PROP-ELEVATIONS
 - PLA57 PROPOSED SITE
- Design and Access Statement – prepared by Prime Meridian
- Visual Impact Assessment – prepared by Scarp Landscape Architecture
- Basement Impact Assessment – prepared by Heyne Tillett Steel
- Drainage Strategy Report – prepared by Heyne Tillett Steel
- Heritage Statement – prepared by Heritage Advisory
- Desk Based Archaeology Assessment – prepared by Museum of London Archaeology
- Archaeological Written Scheme of Investigation – prepared by Museum of London Archaeology
- Letter from Historic England ref CLO24962 confirming MOLA findings
- Ecological Survey – prepared by Arbtech Consulting Limited
- Stage 1 Tree Survey – prepared by Arbtech Consulting Limited
- Stage 2 Tree Survey – prepared by Arbtech Consulting Limited

2.0 The Application Site and Surrounding Area

2.1 Site Description & Location

- 2.1.1 The Application Site, herein referred to as 'the site', is known as the Channing Junior School. The site is located on the southern side of Highgate High Street, which forms the northern border of the London Borough of Camden and the southern border of the London Borough of Haringey. The site is operated by the Channing School, an independent day school for girls. Channing School comprises a Junior, Senior and Sixth Form therefore providing education for students between the age of 4 and 18. Channing School is split between two sites, the Senior and Sixth Forms are located within the London Borough of Haringey on the northern side of Highgate Hill while the Junior School is located on the southern side of Highgate High Street; which is also known as 'Fairseat'. Some of the facilities are shared between the two sites which therefore require assisting a significant number of students in crossing Highgate High Street.
- 2.1.2 The site measures 0.95 hectares. The school buildings are located in the north-western corner of the site occupying approximately 0.1 hectares. To the immediate rear of the school buildings is a large asphalt area, which acts as the school playground, covering approximately 0.05 hectares. The school buildings and the playground are situated on a terrace at the highest part of the topography, with the rest of the grounds gradually declining towards the rear. This lends prominence to the school within the grounds. At the far rear of the site are the school tennis courts which cover approximately 0.23 hectares. This area has also hosted a single storey temporary sports hall since 2013. To the north-east of the site is the staff car park, accessed from the main school gates. The hardstanding car parking and access road measures approximately 0.087 hectares. The rest of the site, approximately 0.48 hectares is heavily landscaped. Large mature trees form the eastern, western and southern boundaries, largely obscuring the site from these directions, while the northern boundary of the site is comprised of a high red brick wall.
- 2.1.3 The school building is a former country retreat Victorian mansion known as 'Fairseat'. The building has a history of regular and sometimes substantial alterations which have reduced the historic architectural qualities of the site. Approximately half the mansion was demolished when Highgate Hill was widened in the early 20th century. In 1925 Channing School acquired the site and converted it from a residential property into the Junior School, completing works in 1926. Bomb damage was sustained in the Second World War and further alterations have since taken place to accommodate the schools requirements as an educational establishment. The site has therefore experienced a regular history of physical change and adaptation to meet the needs of each generation.

2.2 Surrounding Area

- 2.2.1 The site sits within the wider area of Highgate. Highgate High Street to the west is a busy town centre comprised of close-knit narrow plots. The prevailing building height is three-to-four storeys and is comprised of 18th and 19th century architecture. Architectural details vary from the ornate to the simple with a mix of render and red and yellow stock brick. Off the high street, the streetscape is comprised of equally narrow plotted terrace houses. To the south, the topography gradually declines into the open spaces of Waterlow Park and Highgate Cemetery beyond. Here, wide vistas of London present themselves and have formed a large part of the attraction of the

area. To the east the topography sharply falls down Highgate Hill leading to Archway Station and the A1 along Holloway Road. The area is host to further narrow plotted terrace housing, the Whittington Hospital and St. Joseph's Church and Primary School. To the north is the other part of the Channing School which occupies a similarly large plot as the application site. It is flanked by Cholmeley Park and Cromwell Avenue where more residential properties spine along the route.

2.3 Planning Policy Designations

2.3.1 The Local Plan identifies the following Planning Policy Designations which fall over the entire site:

- Highgate Archaeological Priority Area
- Highgate Conservation Area
- Fairseat Open Space
- Fairseat Metropolitan Open Land
- Highgate Neighbourhood Plan

2.3.2 The site is not a statutory listed building nor is it registered on the Council's local list. The Highgate Conservation Area guidance identifies the site as making a positive contribution to the area. Multiple listed structures surround the application site but these are largely obscured from view on account of the boundary treatment to the site.

2.4 Relevant Planning History

2.4.1 In December 2017 the school submitted a similar planning application on the Junior School site (Council reference: 2017/7080/P) for the:

'Proposed southern rear extension to provide a new hall at ground floor level and minor alteration to the eastern elevation at lower ground level of the existing building. Creation of a sports changing room facility at subterranean level adjacent to the existing tennis courts'

2.4.2 Following concerns regarding the design and proportions of the hall component of the proposal this element was withdrawn in July 2018. The alterations to the eastern elevation and the sports changing room (also known as 'the pavilion') have a resolution to grant permission subject to signing a S106 agreement.

3.0 Pre-application advice & Public Consultation

3.1 Pre-Application Summary

- 3.1.1 The proposals for improvements and extensions to the school have been regularly discussed with the local authority and local community. The Applicant engaged the pre-application advice services of the Council in 2016 and 2017 in advance of planning submission referenced 2017/7080/P. Further discussions were held during the determination of application 2017/7080/P and following withdrawal of the hall component the school has held two further meetings with the Council in July and August 2018.
- 3.1.2 The school held a public consultation on the 16th and 17th August 2018 on the proposals. Letters were sent to the Highgate Society, Highgate Neighbourhood Forum, Highgate Conservation Area Advisory Committee and local ward councillors and the school advertised the event on their Twitter page.

3.2 2016 Pre-Application Request

- 3.2.1 The school submitted the first pre-application request on the 25th August 2016. A site visit was held on the 31st October 2016 and the formal advice was issued on the 11th November 2016. The pre-application enquiry was referenced 2016/4759/PRE.
- 3.2.2 The first pre-application request concerned the erection of a stand-alone sports hall, assembly and rehearsal space in place of where the current temporary sports hall is located. The proposals were considered in the Council's opinion to be inappropriate development on account of the Metropolitan Open Land designation, which promotes extensions rather than stand-alone buildings.
- 3.2.3 The advice suggested that the school *'may wish to explore an extension or alteration to the existing school building to provide the additional space the school requires'*; while raising that *'any extension should not result in a disproportionate addition over and above the size of the original building'*.
- 3.2.4 The received pre-application advice is attached in Appendix 1 of this Statement.



2016 Pre-application proposal

3.3 2017 Pre-Application Request

- 3.3.1 The school therefore instructed the design team to prepare a revised proposal in consideration of the Council's earlier pre-application comments. The new proposal was submitted to the Council on the 27th April 2017. Following discussions and the submission of a Visual Impact Assessment on the 1st August 2017, the formal advice of the Council was issued on the 13th September 2017. The second pre-application enquiry was referenced 2017/2451/PRE.
- 3.3.2 The proposal sought extensions to the south and east of the existing building. The southern extension was recorded in the Council's formal advice as extending 16.7m from the rear elevation, 17.55m in width at its widest point and 3.2 metres in height with a play area provided above. The eastern alteration at lower ground floor was recorded as providing 207.4 sqm of floorspace. In correction of this statement, the dimensions of these areas (which had not changed between the 2017 pre-application scheme and submission) were 17m in length, 16.8 metres in width and 3.2 metres in height for the southern extension. The lower ground floor area is existing but backfilled space measuring 174 sqm GIA, with the proposed 1m alteration adding an additional 27m bringing the total to 201 sqm GIA. These corrections to the figures did not materially alter the scheme presented at pre-application stage.
- 3.3.3 Excavation was also proposed under the existing playground and steep bank to provide changing rooms for the existing tennis courts/sports area. The excavation totalled 146.96 sqm. The only manifestation at ground floor level would be a lift and stairs to provide access (including disabled) to the changing rooms. An entrance at lower level set within the grass bank provided direct access to the tennis courts.
- 3.3.4 The formal advice stated:
- No objection to land use in principle. Clarification sought over whether the number of students at the school would increase as a result of the proposed and whether shared use of the facilities by the wider community would be included.
 - The size of the southern elevation was not considered to dominate the existing building and was considered to be proportionate to the host property. The extensive grounds of the property were acknowledged and that the extension would not take up an excessive part of the existing open space of the school. The pavilion was acknowledged to be hidden from view and not considered to harm the appearance of the existing school or heritage assets.
 - The extensions were considered to accord with the tests placed upon the Metropolitan Open Land. The advice supported the conclusions of the Landscape and Visual Appraisal that the new additions would only be glimpsed in the winter months, no more than the existing building, and that it was considered that the proposals would not have any detrimental impact on the character and openness of this area of the Metropolitan Open Land. The pavilion was considered to accord with Metropolitan Open Land criteria being a small scale structure supporting outdoor sports uses and that its impact on the openness had been minimised.

- No impact on residential amenity was considered to be caused by the proposals.
- The Council referred the Applicant to their Basement Impact Assessment criteria and the key points this assessment will be required to address, including a non-technical summary.
- A draft Construction Management Plan, Archaeological Assessment and Ecology Statement was requested as part of the application.
- Any development over 500sqm is required to meet the council's sustainability criteria. The development is under 500sqm however.

3.3.5 The pre-application advice was considered to be a positive response to the Applicant's proposals judging suitability over the size and proportions of the proposed extensions and that the character and appearance of the Highgate Conservation Area would be preserved and that there was unlikely to be any impact to the character and openness of this area of Metropolitan Open Land.

3.3.6 The received pre-application advice is attached in Appendix 2 of this Statement.



2017 Submission

3.4 Alterations to the 2017 Pre-Application Proposals (as submitted under application 2017/7080/P)

3.4.1 Further to the 2017 pre-application proposal, detailed design work was undertaken as well as the necessary reports to both assess and implement the development. A minor change to the eastern elevation occurred as a result. The elevation was found to be distressed and in need of maintenance work regardless of the proposal.

The eastern elevation was therefore proposed to be extended at lower ground level by 1 metre to align with the elevation at ground floor level.

3.5 2018 Pre-application Proposals

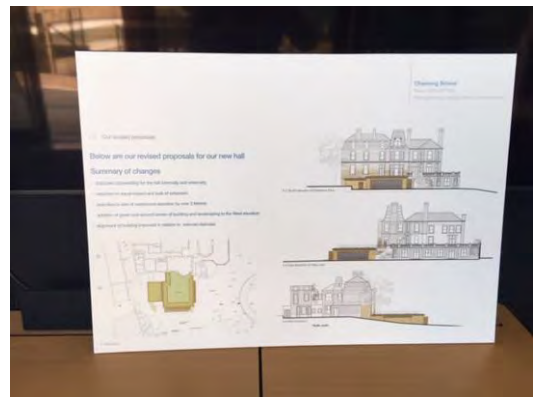
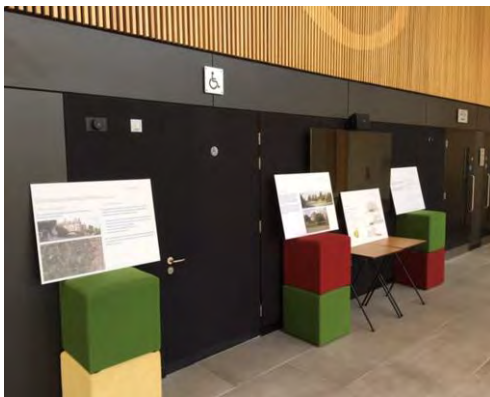
- 3.5.1 During the determination of planning application 2017/7080/P concerns were raised over the design and proportions of the hall. The hall element of the proposals was therefore withdrawn for revisions, while the changing room and eastern elevation alterations were granted approval subject to signing a S106 agreement to secure a Travel Plan for the school.
- 3.5.2 While the size/quantum of the proposed hall was considered proportionate to the host building and the Metropolitan Open Land designation, it was viewed that the elongated nature of the hall sat uncomfortably with the host building and would give the appearance that the school would sit on a disproportionately large plinth. A more consolidated form to the hall was therefore sought.
- 3.5.3 Due to the required size of the hall, it was also considered that the hall should be seen as a component in its own right with its own architectural expression. It was also discussed if the kitchen component of the hall could be lowered to reduce the massing and if additional landscaping could be incorporated to respond to the topographical conditions of the site.
- 3.5.4 The submitted hall has been reduced in length by 2 metres and by 3 metres in the east/west direction from the previous planning submission. The Hall measures 195 sqm GIA (compared to the previous 213 sqm GIA). At its greatest extent, the hall projects 15m from the existing elevation and has a width of 11.9m. The kitchen component has a length of 6.7m and a width of 5.6m. Green roofs and landscaping has also been incorporated into the design.



2018 Hall Proposal (this application)

3.6 Public Consultation on 2018 Pre-application Proposals

3.6.1 The school held a public consultation on the 16th and 17th August 2018 on the proposals. Letters were sent to the Highgate Society, Highgate Neighbourhood Forum, Highgate Conservation Area Advisory Committee and local ward councillors and the school advertised the event on their Twitter page. Feedback forms were provided and an email address issued for the public to send their comments to. As a long standing part of the community, the school also has frequent communications with local groups. The school has also retained the consultation boards at the school for members of the public to view since the formal consultation date.



- 3.6.2 In addition to the hall proposals, the event also consulted on the proposed relocation of the school's vehicular entrance to be adjacent to the existing car parking area and the pedestrianisation of the existing entrance. It is proposed that this will be implemented as part of the overall works to the school but will be the subject of a separate planning application.
- 3.6.3 Across the two days, three visitors came to view the consultation scheme. Of the three visitors, one was from the Highgate Society, one from the Highgate Neighbourhood Forum and one from the Highgate Conservation Area Advisory Committee. No written feedback from the day was provided.
- 3.6.4 Verbal feedback comprised:
1. Had there been consideration over the extension of the eastern elevation. Positive discussion on the revised entrance location. Recognition of planning merits but that there had been previous objections to the scheme.
 2. Felt the squarer hall was preferable over previous proposals. Entrance relocation acceptable in principal subject to detailed design; particularly saw the safety merits of the proposal.
 3. No specific comment on the extension. Approved of the green roof. Did not support relocation of entrance. Concern over root protection zone of neighbouring trees in Waterlow Park. Consideration of increase in cycle parking facilities.
- 3.6.5 Written feedback was received from an amenity society on the proposals in early September. The feedback considered that the extension could be to the eastern elevation as this would reduce conflict with car movements through the site. It was considered the fenestration of the glazing could be revised to reflect the previous hall submission. Locating the hall against and above the boundary wall could be seen as a contemporary interpretation of the orangery.
- 3.6.6 Discussions on the feedback received from the public consultation are discussed in Section 6 of this Statement as part of the planning considerations of the proposal.

4.0 The Proposal

4.1 Description of Development

4.1.1 The description of the development is:

'Single storey southern rear extension to provide a new school hall and kitchen facilities'

4.2 Development Brief

4.2.1 The proposal forms part of a 'masterplan' of works for the school which seeks to modernise the school's facilities over a long term period to ensure it can continue to deliver its curriculum to a high standard. The proposals will be phased over time. The phasing is mainly due to the constraints of carrying out the more intrusive works during the school holidays so as to maintain the health and safety of pupils as well as reducing the disruption to the operation of the school. The school has a track record of delivering high-quality facilities while managing its day-to-day operations, as can be seen by its recent developments at the Senior School (see Appendix 3).

4.2.2 This development should therefore be seen as a compliment to the resolution to grant of planning application 2017/7080/P which provided for new changing room facilities and the provision of a classroom and drama studio to the eastern wing of the building. The school also intends to submit a further planning application to alter the vehicular access to the site.

4.2.3 The Junior School is not served by a hall which can accommodate the full capacity of the school. This presents challenges to its operation, management and safety.

4.2.4 For assemblies, sports and whole school activities pupils are required to cross Highgate Hill to the Senior School. This consumes time that could be spent in class and a logistical concern of ensuring young children cross this major road safely.

4.2.5 The Junior School's dining room and kitchen are presently located in the original stable building, which is not connected to the main Fairseat building. This is inadequate in size so pupils have to sit in rotation, thereby extending the lunch period, and as a space is restricted, unattractive and operationally inefficient. Therefore a new hall is sought to improve the schools facilities, management, safety and delivery of its curriculum.

4.3 Proposed Design

4.3.1 The new hall will be a single storey extension to the southern rear of the building over the existing asphalt playground area. It will be a flexible space but will principally provide a new hall for assembly and dining with kitchen and associated storage space.

4.3.2 The main fabric of the hall will be constructed from gault bricks to match the main building. These will be specially manufactured to imperial dimensions and colour toned to match the main brickwork. The window bays

will be in a bronze finish. The perimeter of the hall roof will be a green roof with a re-provided play area. The whole of the kitchen roof will be a green roof.

- 4.3.3 The proposals will not increase the student capacity of the school; which is capped at 350 pupils. The proposal seeks only to improve the existing facilities.
- 4.3.4 The Hall measures 195 sqm GIA (compared to the previous 213 sqm GIA). At its greatest extent, the hall projects 15m from the existing elevation and has a width of 11.9m. The kitchen component has a length of 6.7m and a width of 5.6m.

5.0 Relevant Planning Policies

5.1 National Planning Policy Framework (2018)

Section 2: Achieving Sustainable Development

Section 12: Achieving Well Designed Places

Section 13: Protecting Green Belt Land

Section 16: Conserving and Enhancing the Historic Environment

5.2 The London Plan (2016)

Policy 2.18: Green Infrastructure: The Multi-Functional Network of Green and Open Spaces

Policy 3.16: Protection and Enhancement of Social Infrastructure

Policy 3.18: Education Facilities

Policy 3.19: Sports Facilities

Policy 5.1: Climate Change Mitigation

Policy 5.4: Retrofitting

Policy 5.9: Overheating and Cooling

Policy 5.13: Sustainable Drainage

Policy 7.6: Architecture

Policy 7.8: Heritage Assets and Archaeology

Policy 7.17: Metropolitan Open Land

Policy 7.18: Protecting Open Space and Addressing Deficiency

5.3 Camden Local Plan (2017)

Policy C2: Community Facilities

Policy C3: Culture and Leisure Facilities

Policy C5: Safety and Security

Policy C6: Access for All

Policy A1: Managing the Impact of Development

Policy A2: Open Space

Policy A3: Biodiversity

Policy A4: Noise and Vibration

[Policy A5: Basements](#)

[Policy D1: Design](#)

[Policy D2: Heritage](#)

[Policy CC1: Climate Change Mitigation](#)

[Policy CC3: Water and Flooding](#)

[Policy T1: Prioritising Walking, Cycling and Public Transport](#)

[Policy T4: Sustainable Movement of Goods and Materials](#)

5.4 Camden Planning Guidance

[CPG1: Design](#)

[CPG3: Sustainability](#)

[CPG4: Basement and Lightwells](#)

[CPG 6: Amenity](#)

[CPG 7: Transport](#)

[CPG 8: Planning Obligations](#)

[Highgate Conservation Area Appraisal and Management Strategy](#)

5.5 Neighbourhood Planning

[Highgate Neighbourhood Plan](#)

6.0 Planning Considerations

6.1 Land Use

- 6.1.1 The site is long established as an educational establishment and the proposed works represent an extension and enhancement to the facilities provided for the school. No principal land use issues are considered to be raised by the proposals.
- 6.1.2 The development does not increase the pupil capacity of the school which has been capped by planning permission 2017/7080/P at 350 pupils. The same number of classrooms remains on site; the development simply provides a dedicated hall and kitchen area. The development therefore does not increase pressure on the wider transport network; regardless the site is highly accessible by sustainable means as existing. Policy T1 is not engaged by the proposals. Improving the facilities at the Junior School means that students will not have to cross Highgate High Street as frequently to the Senior School which is a clear benefit of the proposal not least in terms of site operations and student safety and security; moves supported by Local Plan Policy C5.
- 6.1.3 London Plan policies 3.16 and 3.18 and Local Plan Policy C2 encourage the improvement and investment into educational facilities which this proposal is directed at.

6.2 Metropolitan Open Land

- 6.2.1 The site is located in 'Fairseat' Metropolitan Open Land (MOL) as designated private open space. The designation as MOL affords the site the same considerations as a Green Belt designation. Section 13 of the National Planning Policy Framework (NPPF) is therefore engaged. Policy 7.17 of the London Plan is informed by the NPPF.
- 6.2.2 Paragraph 143 of the NPPF states that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'. Paragraph 145 of the NPPF 'considers the construction of new buildings to be inappropriate in the Green Belt. Exceptions to this are:
- 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'. *[our emphasis]*
- 6.2.3 The proposed development is assessed as appropriate against the exception criteria detailed in paragraph 143. Paragraph 6.36 of the Local Plan supports extensions that are proportionate in size to the original building in its application of Policy A2. The proposed extension is considered modest in the context of the original building (which historically was even greater in size), the overall site and extant planning permissions. This was also the conclusion of the Council during pre-application discussions and the determination of application 2017/7080/P. There has also been no objection to the quantum of space from public consultations. Further, the hall has been reduced in scale from previous submissions from 213 to 195 sqm GIA and its form consolidated.
- 6.2.4 Notwithstanding the above, a Landscape and Visual Impact Assessment has also been submitted which concludes that visually the extension would not be visible in either the summer or winter months from the

northeast, north or northwest nor visible in the summer months from Waterlow Park. The extension could be 'glimpsed' in the winter months from Waterlow Park, as indeed the existing school can be glimpsed, due to changes in the vegetation but this would be 'negligible'. In landscape terms, the assessment judges the proposals are considered to integrate well into the scale and pattern of the local landscape and that the design is of a subservient nature. The new hall is constructed on a developed area, being the existing hard standing playground thereby not impacting on the green open spaces of the site. The proposed green roof will also assist in integrating the hall into its surroundings. There will be no detrimental impact on the character and openness of the MOL and the proposed works are considered acceptable judged against relevant national, strategic and local policies including the Highgate Neighbourhood Plan Objective 4.

6.3 Design and Heritage

- 6.3.1 In consideration of the impact on MOL and conservation area practices, the scale of the proposals is minimal and the design responds sensitively to the site's context and character.
- 6.3.2 Compared to the previous proposal the hall has been reduced in length by 2 metres and by 3 metres in the east/west direction from the previous planning submission. The Hall measures 195 sqm GIA (compared to the previous 213 sqm GIA). This reduction addresses concerns that the previous proposal appeared to create an elongated plinth to the building when viewed from the east. The hall has been reduced as much as possible whilst meeting the operational requirements of the school.
- 6.3.3 The new hall extends from the rear of the existing main building at lower ground floor level. The flat roof's alignment with the ground floor plinth ensures that it is a subservient single storey structure, sited against a substantial four storey above ground building. In addition, the extensive grounds of the property further minimise the small impact of the proposed extension. The kitchen element of the extension is lower in height to suit the sloping topography from the western part of the site and to reduce the massing of the rear extension. The proposal is therefore proportionate and modest in scale both in relation to the host building and overall site.
- 6.3.4 Further to pre-application discussions and public consultations the hall has been designed as a component in its own right, whilst respecting the host building. The extension will be constructed from specially manufactured gault bricks, moulded to imperial dimensions and colour toned to match the main brickwork. The corners of the hall have been tapered to reflect the chamfered corners of the host building. This is so the hall's mass is reduced, integrates and respects the host building, and reflects important design details of the host building.
- 6.3.5 To provide a distinctive character to the hall itself, the window bays will be in a traditional bronze finish with a horizontal fenestration. The bronze finish has effectively been used at the Senior School development, and the development of both sites will be linked by this materiality (see appendix 3). The horizontal fenestration is considered appropriate to the hall, which itself has a horizontal emphasis being a wide single storey structure. This was a similar approach to the new reception area at the front of the school. The increased glazing creates the feeling of a lighter structure that minimises the appearance of development as well as providing plenty of natural daylight within the hall, thereby offering a positive educational environment. It is not considered that a vertical emphasis to the glazing would have the same effect and would degrade the effect that the hall is a distinctive component in its own right.

- 6.3.6 The glass balustrades at roof level reduce the impact on the ground floor elevation, while being designed in accordance with Building Regulations to ensure the roof space can be accommodated as a play area. The green roof enhances the biodiversity of the site and integrates the development into the surrounding landscape. Disabled access will be provided from within the existing school and from the exterior of the hall to ensure the development can be conveniently accessed. This is consistent and required as per the Equality Act 2010 and Local Plan Policy C6.
- 6.3.7 The new hall/dining area and kitchen address deficiencies in the existing school's provision, providing a high quality focal point for the Junior School to meet its needs throughout the school year. As noted, the existing kitchens are located in the stable block building north of the site. This shared space is also used for recreational facilities. Currently, mealtimes are conducted over several sittings which are an inefficient operation for the school. The proposal therefore improves the function and operation of the site itself.
- 6.3.8 The hall is targeting a BREEAM 'Excellent' rating with a target score of 71.69%. The school will also be working on a Travel Plan as per planning permission 2017/7080/P to encourage sustainable travel provision to the site. The school will also be submitting a separate application to reroute vehicular access away from the current location and reduce provision of vehicular parking. The proposals will improve the sustainability of the site and are supported against London Plan policies 5.1 and 5.4 and Local Plan Policy CC1.
- 6.3.9 From public consultation discussions it was enquired if the proposed hall could be located on the eastern elevation of the building. This is not considered appropriate as locating the hall to the east would be inconsistent with planning permission 2017/7080/P, which would block light to the classrooms on this elevation and require significant reconfiguration of the school internally. Extensions to the east would likely be visible from the wider conservation area, unlike the proposed extension to the south. Sited at the top of the topography, the extension would also be more prominent rather than integrated into the surroundings as proposed. Extensions to the east would also develop upon undeveloped parts of the site, as opposed to the asphalt playground area and impact on a greater number of Grade B trees which can be viewed from the wider area. The proposed location on the southern rear elevation is therefore considered the appropriate location for the extension; as concluded from several previous discussions with the Council and other local amenity groups.
- 6.3.10 A Heritage Statement has been submitted which assesses the impact of the proposed development on the Highgate Conservation Area and supports the location of the proposed hall. This notes the scheme is located behind, and sufficiently lower than, the enclosing brick wall along Highgate Hill. The scheme, therefore, does not form a visually dominant feature within the wider designated historic environment. The prevailing character and appearance of the Highgate Conservation Area would not be affected by the proposals, principally due to the location of the scheme to the rear of the building. In accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act special attention has been given to the desirability of preserving or enhancing the character or appearance of the Highgate Conservation Area. The Heritage Statement concludes that not even less than substantial harm would be affected by the implementation of the proposals and therefore paragraph 195 of the NPPF is not engaged. The Heritage Statement also considers that the development is in accordance with paragraph 185 of the NPPF, that of *'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.'*

6.3.11 The proposal is therefore in accordance with the NPPF Sections 7 and 12, London Plan policies 7.6 and 7.8 and Local Plan policies D1 and D2 and the Highgate Neighbourhood Plan Core Objective 5.

6.4 Amenity

6.4.1 The proposed works are located to the rear of the site at a low level. There are no dwellings nearby and there will be no impact on neighbouring amenities in terms of daylight, sunlight, overlooking or outlook. The privacy of the school would also be maintained by the proposals.

6.4.2 The accompanying landscape and visual impact assessment also acknowledges that the proposals will not be visible due to the substantial boundary treatment from Highgate Hill to the north and Waterlow Park to the South.

6.4.3 The proposal will be implemented as part of the masterplan of works for the school and will therefore follow the Construction Management Plan approved under application 2017/7080/P. The proposal is therefore in accordance with Local Plan Policy A1 and A4 and the Highgate Neighbourhood Plan Core Objective 5.

6.5 Basement Impact Assessment

6.5.1 A Basement Impact Assessment has been submitted in support of the proposals, with a non-technical summary included in section 9.1 of the report. Concerning the planning policy position, Policy A5 of the Local Plan concerns the treatment of basement proposals. Against this policy:

Policy A5 Assessment Criteria	Response
a) Not cause harm to neighbouring properties	The BIA confirms no harm to neighbouring properties
b) Not cause harm to structural, ground, or water conditions of the area;	The proposal is not considered to cause harm to structural, ground or water conditions in the area as per the BIA.
c) Not cause harm to character and amenity of the area	No harm to the character and amenity of the area will be caused by the proposals as detailed in Sections 6.2 and 6.3 of this report
d) Not cause harm to the architectural character of the building; and	The submitted heritage statement confirms that the basement is not harmful to the character of the building.
e) Not cause harm to the significance of heritage assets.	The submitted heritage statement confirms that the basement is not harmful to the character of the building.
f) Basement development should not comprise of more than one storey;	The works are only partly at 'basement' level due to the topography, it is predominantly above ground. The hall is a single storey building.

g) Basement development should not be built under an existing basement;	The proposal is not under an existing basement. The site retains a single storey basement level.
h) Basement development should not exceed 50% of each garden within the property	The basement is less than 50% of the open area of the site
i) Basement development should be less than 1.5 times the footprint of the host building in area	The basement is less than 1.5 times the footprint of the host building
j) Basement development should extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation	The basement does not extend into the garden more than 50% of the depth of the host building
k) Basement development should not extend into or underneath the garden further than 50% of the depth of the garden;	The basement does not extend into or underneath the garden further than 50% of the depth of the garden
l) Basement development should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The basement is not near neighbouring property boundaries
m) Basement development should avoid the loss of garden space or trees of townscape or amenity value	The basement avoids the loss of the any significant garden space. As per the submitted tree and ecology report no trees of townscape or amenity value will be lost.
n) Applicants should demonstrate basements do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'	The basement development does not cause harm to any neighbouring properties rating neighbouring properties as Category 0 (Negligible).
o) Applicants should demonstrate basements avoid adversely affecting drainage and run-off or causing other damage to the water environment;	A sustainable urban drainage system is proposed which avoids adverse run-off. The proposal passes the sequential and exception test.
p) Applicants should demonstrate basements avoid cumulative impacts	The submitted BIA demonstrates no cumulative impact.
q) Applicants should demonstrate basements do not harm the amenity of neighbours	The submitted BIA demonstrates no harm to the amenity of neighbours. No neighbours are located in

	close proximity to the works.
r) Applicants should demonstrate basements provide satisfactory landscaping, including adequate soil depth	The development is located on existing asphalt area; providing no landscaping benefits. The proposed development will incorporate green roofs and landscaping to improve enhance the landscaping of the site. Adequate soil depth is provided for.
s) Applicants should demonstrate no harm to the appearance or setting of the property or the established character of the surrounding area	The submitted reports demonstrate no harm to the appearance or setting of the property or the established character of the surrounding area.
t) Applicants should demonstrate protection of important archaeological remains	A desktop study has been undertaken which concludes low significance to the site. A WSI also accompanies the application as noted in section 6.10 of this report.
u) Applicants should demonstrate no prejudice of the ability of the garden to support trees where they are part of the character of the area.	The works are to existing hardstanding areas or sloped parts of the terrain therefore no impacting on area which supports trees. It is not a particular character of the site for trees to be located within the central open areas with trees limited to the boundaries of the site.

6.5.2 The proposed basement therefore meets the requirements of London plan Policy 5.13 and Local Plan polices CC3 and A5.

6.6 Trees and Ecology

6.6.1 A stage 1 and Stage 2 tree report accompanies this application, providing a detailed survey of the existing trees on site, their condition and the impact of the proposal. The reports also detail the protection measures to be implemented during construction. The proposed hall will require the removal of a Grade B tree (no. 1) and a Grade C group shrubs (no. G1). The Grade B tree sits in close proximity to the school buildings and has had its crown lifted before due to this. The shrubs are of a low quality with limited life expectancy. The development will replace the tree and shrubs with new planting around the hall and the provision of green roofs.

6.6.2 An ecology report has also been produced and has concluded that no specific species will be impacted upon as a result of the development with any further surveys required at this time.

6.6.3 The proposals are therefore in accordance with Local Plan Policy A3.

6.7 Archaeology

- 6.7.1 The northernmost corner of the site, where the existing buildings are located, falls within Highgate Archaeological Priority Area (APA) as defined by the LPA, owing to the early settlement of Highgate Village.
- 6.7.2 A desk top assessment accompanies this application and forms an initial stage of investigation of the area of proposed development. The desk top assessment concludes that the site's potential to contain archaeological assets of no more than low significance; it is considered that an appropriate mitigation strategy would be an archaeological watching brief during preliminary ground preparation and subsequent foundation construction, which would ensure that any archaeological assets were not removed without record.
- 6.7.3 The assessment continues to state that any archaeological work would need to be undertaken in accordance with a Written Scheme of Investigation (WSI).
- 6.7.4 The applicant has sought further confirmation from Historic England and they have agreed with the findings of the initial desk top assessment. As such this application is accompanied by a Written Scheme of Investigation for the Council's consideration as part of the determination of the proposal.
- 6.7.5 The proposal is therefore in accordance with London Plan Policy 7.8 and Local Plan Policy D2.

7.0 Conclusion

7.1.1 The development proposals are for:

‘Single storey southern rear extension to provide a new school hall and kitchen facilities’

7.1.2 The proposals are sought to enhance the educational facilities of the Channing Junior School, in the same spirit and high standard as has been achieved at the Senior School opposing the application site. It addresses deficiencies in the facilities currently provided for; which an establishment of this calibre would expect to be able to provide to its students. The development will not result in an increase in student numbers at the school.

7.1.3 The proposals have been carefully considered as part of a proactive consultation with the local council and community, particularly with regards to MOL, design and heritage. Throughout the pre-planning and planning process there has been clear support in seeking to ensure the school is provided with the facilities it requires. The school has sought to address and resolve all comments received where practical and have delivered a proposal which will provide a sensitive yet distinctive addition to the site; which has regularly been adapted to meet the needs of each generation. Reports have been undertaken to confirm the implementation and sustainability of the proposals which conclude support for the development.

7.1.4 The development proposals are found to accord with relevant adopted national, strategic and local policies in accordance with Section 38(6) of the Town and Country Planning Act (1990) and represent sustainable development in accordance with paragraph 11 of the National Planning Policy Framework.

Appendix 1: 2016 Pre-application advice

Date: 11th November 2016
Your ref:
Our ref: 2016/4759/PRE
Contact: David Peres da Costa
Direct line: 020 7974 5262
Email: david.peresdacosta@camden.gov.uk

**Development Management
Regeneration and planning**
London Borough of Camden
5 Pancras Square
London N1C 4AG

Tel: 020 7974 4444
Fax: 020 7974 1680
planning@camden.gov.uk
www.camden.gov.uk/planning

Dear Ms Liu,

Town and Country Planning Act 1990 (as amended)
Re: Channing Junior School, 1 Highgate High Street, N6 5JR

Thank you for your enquiry received on the 25/08/2016, regarding the proposed permanent sports hall and facilities for performance, assembly and music rehearsal. The site is located on 'Fairseat' Metropolitan Open Land and is designated private open space. The designation states that 'Fairseat' Metropolitan Open Land is 'Private Open Space' within Waterlow Park designated as a Garden of Special Historic Interest by English Heritage, Metropolitan Open Land, and as a borough Site of Nature Conservation Importance by English Nature. The site also falls within Highgate Village Conservation Area. The whole of the school site to the south of Highgate High Street is designated as 'Metropolitan Open Land'.

Following the site visit on 31st October 2016 I have discussed your proposal with the Council's policy team and I am now able to provide a formal pre-application response.

Planning History

2013/1889/P: Erection of temporary building for use as a sports hall and changing facilities to school (Class D1) as a temporary replacement for the sports hall at Channing School, Highgate Hill for a period of 3 years. Granted 18/06/2013

It is noted that there was an objection from the Highgate Society and a comment from the Highgate Conservation Advisory Committee that any permission should have a strict time condition imposed and the site should be restored to its original condition.

2015/5806/P: Variation of condition 3 (temporary period) of planning permission dated 18.6.13 ref 2013/1889/P (for erection of temporary building for use as a sports hall and changing facilities to school as a temporary replacement for the sports hall at Channing School, Highgate Hill for a period

of 3 years) to allow retention of structure for a further temporary period of 2 years until 1st July 2018. Granted 15/12/2015

Planning Policy

NPPF - Paragraphs 79-92

London Plan Policy 7.17 Metropolitan Open Land

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS10 Supporting community facilities and services

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

DP15 Community and leisure uses

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Assessment

The scale and design of the proposed building is sensitive to its context and the green roofs and exposed timber structure would help the building to blend into the backdrop of existing mature trees. However there are significant planning constraints to development as the site is located on Metropolitan Open Land.

Metropolitan Open Land is open space of London wide significance that provides a break in the built up area and receives the same presumption against development as green belt land. 'Highgate Cemetery/Waterlow Park/Fairseat' is one of the four main areas of Metropolitan Open Land in Camden, which are of great importance to the borough and its character.

The proposed development is not appropriate development on Metropolitan Open Land (MOL). Policy 7.17 of the London Plan states that *"the strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL"*. The explanatory text in paragraph 7.56 says *"appropriate development should be limited to small scale structures to support outdoor sports uses and minimise any adverse impact on the openness of MOL"*.

The existing structure on the tennis courts was given a temporary consent in recognition of the school's needs to provide replacement accommodation during the redevelopment of an existing sports hall.

The meaning and application of “appropriate development” was considered in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404, Treacy, Underhill, Lindblom LJJ :

“The true position surely is this. Development that is not, in principle, ‘inappropriate’ in the Green Belt is, as Dove J. said in paragraph 62 of his judgment, development “appropriate to the Green Belt”.

The same judgment noted *“The concept of ‘openness’ here means the state of being free from built development, the absence of buildings – as distinct from the absence of visual impact”.*

The proposed scheme conflicts with the purpose of the green belt / MOL to *“check the unrestricted sprawl of large built-up areas”.*

The NPPF makes clear that the construction of new buildings in the Green Belt should be regarded as “inappropriate” save for some exceptions. None of these apply in this case.

The Design and Access Statement and cover letter provided by the applicant makes clear that the hall is intended to serve a range of functions (including indoor sports facility and space for assembly, performance and music rehearsal etc.). It is not intended to support outdoor sport or outdoor recreation and would have an adverse impact on the openness of the MOL by virtue of its scale and massing. Screening is not relevant to considering the loss of openness.

Since the initial submission you have provided additional information in an email dated 22nd September. In this email you emphasize the primary function of the building is to support outdoor sports and recreation. I do not find this argument convincing given your earlier submissions, and the proposed plans which show a large proportion of the building as drama studio, practice rooms and music studio.

With regard to the de-designation the land as MOL, the Local Plan hearing sessions have now taken place. It is too late in this current review of Camden’s planning policies for this matter to be considered. Consultation on the Plan and Policies Map was undertaken by the Council in 2015 and early 2016. If you wish to explore the de-designation of the land as MOL this would need to be done when the local plan is next updated.

You may wish to explore an extension or alteration to the existing school building to provide the additional space the school requires. However in accordance with paragraph 89 of NPPF, any extension should not result in a disproportionate addition over and above the size of the original building.

Conclusion

Notwithstanding the acceptability of the design of the proposed building, given the sites location on Metropolitan Open Land, the Council would have an in principle objection to the proposed development.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

David Peres da Costa
Senior Planning officer
Planning Solutions Team

Appendix 2: 2017 Pre-application Advice

Date: **13th September 2017**
Your ref:
Our ref: 2017/2451/PRE
Contact: David Peres da Costa
Direct line: 020 7974 5262
Email: david.peresdacosta@camden.gov.uk

**Development Management
Regeneration and planning**
London Borough of Camden
5 Pancras Square
London N1C 4AG

Tel: 020 7974 4444
Fax: 020 7974 1680
planning@camden.gov.uk
www.camden.gov.uk/planning

Dear Ms Liu,

Town and Country Planning Act 1990 (as amended)
Re: Channing Junior School, 1 Highgate High Street, N6 5JR

Thank you for your enquiry received on the 27/04/2017, regarding the proposed lower ground floor extensions to provide a dining hall, kitchen, drama studio, classroom, enlarged toilets and changing rooms.

As you are aware, the site is located on 'Fairseat' Metropolitan Open Land and is designated private open space. The designation states that 'Fairseat' Metropolitan Open Land is 'Private Open Space' within Waterlow Park designated as a Garden of Special Historic Interest by Historic England, Metropolitan Open Land, and as a borough Site of Nature Conservation Importance by Natural England. The site also falls within Highgate Village Conservation Area. The whole of the school site to the south of Highgate High Street is designated as 'Metropolitan Open Land'.

Following earlier discussions, you submitted a Visual Impact Assessment on 1st August 2017. I am writing to provide a formal response following our review of the submitted visual impact assessment.

Background

Pre-application advice was provided on 11th November 2016 regarding the proposed permanent sports hall and facilities for performance, assembly and music rehearsal at the rear of the site on the tennis courts. Our response raised concerns regarding development on Metropolitan Open Land and we advised you that we would have an in principle objection to the proposed development. We suggested that you explore an extension or alteration to the existing school building to provide the additional space the school requires. In accordance with paragraph 89 of NPPF, any extension should not result in a disproportionate addition over and above the size of the original building.

Policies

The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.

Policy C2 Community facilities
Policy C5 Safety and security
Policy C6 Access for all
Policy A1 Managing the impact of development
Policy A2 Open space
Policy A5 Basements
Policy D1 Design
Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding
Policy T1 Prioritising walking, cycling and public transport
Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG1 Design
CPG3 Sustainability
CPG4 Basements and lightwells
CPG6 Amenity
CPG7 Transport
CPG8 Planning Obligations

[Highgate Conservation Area Appraisal and Management Strategy](#)

Proposal

Extensions are proposed to the south and east of the existing building. The extension to the south would provide a dining hall and kitchen and would extend 16.7m from the rear elevation of the existing lower ground floor. The extension would have an irregular rectilinear shape and would measure 17.55m at its widest point, 13m adjacent to the existing building and 11.3m at its further extension from the main rear elevation. The extension would be 3.2m high and a play area would be provided above the dining hall / kitchen extension. The extension to the east would be created underneath the existing terrace and apart from the windows in the east elevation (replacing the blank wall of the terrace) the extension would not add additional bulk to the existing building. The eastern extension at lower ground level would provide a drama studio, classroom and enlarged toilets and would provide an additional 207.4sqm (approx.) of floorspace.

Excavation is also proposed under the existing playground and a steep grass bank (to the side of the tennis courts) to provide changing rooms for the existing tennis courts / sports area. The proposed changing room would provide 146.96sqm of floorspace and would be at the same level as the existing tennis courts. The only manifestation above ground would be a lift and stairs at ground floor level to provide access to the changing rooms from

the upper level and an entrance at the lower level (set within the grass bank) to provide access to the tennis courts / sports area.

Land use

It is understood that the extension of the school is to provide enhanced facilities for the existing school as the school does not currently have a large hall (dining hall) for the students. You should confirm whether the number of students at Channing Junior School would be retained at current levels in a planning statement submitted with any future application. This pre-application response is written on the basis that the proposed extensions are to provide improved facilities for the existing number of students rather than facilitating any increase in the number of students. Policy C2 (community facilities) of the Camden Local Plan states the Council will support the investment plans of educational bodies to expand and enhance their operations taking into account the impact proposals may have on residential amenity and transport infrastructure. The location of the proposed extended school is considered to provide access to a service on foot and by sustainable modes of travel in accordance with policy C2c.

The supporting text for policy C2d states the Council will seek opportunities to improve access to facilities through agreements allowing the shared use of a facility by the wider community or increased hours of community access where this is practicable. A number of these arrangements already exist, e.g. schools allowing access to their premises out-of-hours. This provides a cost-effective and sometimes the only viable means of addressing deficiencies in provision and reduces the need to travel. You should address this issue in the planning statement submitted to support any future application.

Design and Heritage

While the size of the southern extension is relatively large, it is not considered to dominate the existing building. The existing school building is a substantial 3 storey building with additional accommodation at roof level. In this context the extension is considered to be proportionate to the host property. In addition the main school building is set within extensive landscaped grounds with a large area for tennis courts and other sports (with an asphalt surface). In this context the proposed extension would not take up an excessive part of the existing open space around the school. Given the generous space around the existing building, it is considered the host property could accommodate an extension of this size.

Given its location below and behind the grass bank, the changing room would mostly be hidden from view and would not harm the appearance of the existing school or affect the character and appearance of the conservation area.

A Heritage Statement has been submitted which assesses the impact of the proposed development on Highgate Conservation Area. This notes the scheme is located behind and sufficiently lower than the enclosing brick wall

along Highgate Hill. The scheme, therefore, does not form a visually dominant feature within the wider designated historic environment. The prevailing character and appearance of the Highgate Conservation Area would not be affected by the proposals, principally due to the location of the scheme, to the rear of the building. The assessment in the Heritage Statement appears reasonable.

Impact on Metropolitan Open Land and private open space

Metropolitan Open Land (MOL) is open space of London wide significance that provides a break in the built up area and receives the same presumption against development as green belt land. 'Highgate Cemetery / Waterlow Park / Fairseat' is one of the four main areas of Metropolitan Open Land in Camden

The NPPF makes clear that the construction of new buildings in the Green Belt should be regarded as "inappropriate" save for some exceptions. One of the exceptions is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. A further exception is provided for the provision of appropriate facilities for outdoor sport.

You have submitted a Landscape and Visual Appraisal to support the proposed extensions. The Landscape and Visual Appraisal provided demonstrates that, on account of the disposition of existing buildings on the site and the tree and vegetation belt around the site, the proposed addition to the school will not be visible in any significant way in views from around the site. The new addition will only be visible in glimpsed and filtered views through trees and vegetation during the winter in a limited number of locations and no worse than existing glimpsed and filtered views of the host building. In summary the appraisal concludes that the proposals would not have any detrimental impact on the character and openness of this area of MOL. This conclusion appears to be reasonable.

The proposed changing room below and behind the existing grass bank is considered to accord with policy 7.17 (Metropolitan Open Land) of the London Plan. Paragraph 7.56 of the supporting text says "appropriate development should be limited to small scale structures to support outdoor sports uses and minimise any adverse impact on the openness of MOL". The proposed changing room is considered to meet this criteria.

Amenity

Given the location of the proposed extension, at the rear of the host property, and that there are no dwellings nearby, there would be no impact on neighbouring amenity in terms of daylight, sunlight, overlooking or outlook.

Basement impact assessment

The proposal involves excavation both within the playground and under the ground floor of the existing building (as an extension of the existing lower

ground floor accommodation). The proposed southern extension would be approximately 1m below existing playground level. The changing rooms would also require excavation of the steep grass bank to the side of the tennis courts / sports area.

Policy A5 states the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;
- b) the structural, ground, or water conditions of the area;
- c) the character and amenity of the area;
- d) the architectural character of the building; and
- e) the significance of heritage assets.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f) not comprise of more than one storey;
- g) not be built under an existing basement;
- h) not exceed 50% of each garden within the property;
- i) be less than 1.5 times the footprint of the host building in area;
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k) not extend into or underneath the garden further than 50% of the depth of the garden;
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m) avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

The Council will require applicants to demonstrate that proposals for basements:

- n) do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
- o) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p) avoid cumulative impacts;
- q) do not harm the amenity of neighbours;
- r) provide satisfactory landscaping, including adequate soil depth;
- s) do not harm the appearance or setting of the property or the established character of the surrounding area;
- t) protect important archaeological remains; and
- u) do not prejudice the ability of the garden to support trees where they are part of the character of the area.

You would need to submit a basement impact assessment to support any future application.

The BIA will include the following stages:

- Stage 1 - Screening;
- Stage 2 - Scoping;
- Stage 3 - Site investigation and study; and
- Stage 4 - Impact assessment;

Each of these stages is explained in full in chapter 3 of [Camden Planning Guidance](#) CPG4. Please also refer to Chapter 6 of the Camden Geological, Hydrogeological and Hydrological Study, which is available on the Camden Council website.

The BIA will comprise a factual report and an interpretative report. This is explained in more detail in Section 7 of the Camden Geological, Hydrogeological and Hydrological Study ([hydrological and geological study](#)). The interpretative report will have three sections:

- detailed site geology;
- the geotechnical properties of the ground; and
- an engineering interpretation of the implications of the ground conditions for the development of the site.

Appendix G3 of the study sets this out in more detail from which it should be noted that it must contain details of the retaining wall design for the basement excavation.

The engineering interpretation will require calculations of predicted ground movements and structural impact to be provided. Examples of these calculations are given in appendix D of the Camden Geological, Hydrogeological and Hydrological Study. The sides of excavation always move to some extent no matter how they are supported. The movement will typically be both horizontal and vertical and will be influenced by the engineering properties of the ground, groundwater level and flow, the efficiency of the various support system employed during the underpinning and the efficiency or stiffness of any support frames used.

The Council therefore will expect BIAs to provide mitigation measures where any risk of damage is identified of Burland category 1 'very slight' or higher. Following inclusion of mitigation measures into the proposed scheme the changes in attributes are to be re-evaluated and new net consequences determined. The Council require applicants to demonstrate that proposals for basements would not harm neighbouring properties and the Basement Impact Assessment is required to show that a scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'.

The cumulative effect of the incremental development of basements in close proximity, particularly when these are large, can potentially create a significant impact. Therefore Basement Impact Assessments must identify neighbouring basements and make the assessment considering all nearby basements. Both existing and planned (with planning permission) underground development must be included in this assessment. To ensure cumulative

impacts are considered Basement Impact Assessments must respond to the issues raised in paragraph 168 to 174 of the Camden Geological, Hydrogeological and Hydrological Study.

We will expect a 'non-technical summary' of the evidence that applicants have gathered against each stage of the BIA. This should be presented in a format which can be fully understood by those with no technical knowledge.

At each stage in the process the person(s) undertaking the BIA process on your behalf should hold qualifications relevant to the matters being considered. We will only accept the qualifications set out in paragraph 3.6 of CPG4 (page 15).

In order to provide us with greater certainty over the potential impacts of proposed basement development, we will also expect an independent verification of the BIA, funded by the applicant. Details of the technical audit can be found on the Council's [website](#). Once you have submitted your application further details of the independent verification process will be provided.

Transport

Construction Impacts

The proposed development raises concerns about traffic congestion and road safety issues during construction. Amenity issues are also likely to be a concern to colleagues in our Noise and Enforcement Service. A construction management plan (CMP) would therefore be required in order to mitigate the impacts of construction. This would be secured as a section 106 planning obligation if planning permission is granted. A draft CMP (using our standard pro-forma) should be submitted in support of any subsequent planning application.

I would also advise you that there would be an implementation charge for the CMP.

The relevant services (notably Transport and Environmental Health) will advise where they consider that the fee charged should be different but the likely rate is indicated below.

Construction/ Demolition Management Plans: implementation fee: indicative charging rates	
Small/ less complex (0-10 homes/ 0-1999sqm other uses)	£1,140

The fee will be payable alongside other obligations to the planning obligations team.

Sustainability

Policy CC2 'Adapting to climate change' states any development involving 500 sqm or more of any additional floorspace is required to demonstrate climate change adaptation measures in a Sustainability Statement. In addition the Council expects non-domestic developments of 500sqm of floorspace or above to achieve "excellent" in BREEAM assessments and to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include sources of site related decentralised renewable energy), unless it can be demonstrated that such provision is not feasible. It appears that your scheme is likely to meet this threshold (more than 500sqm of additional floorspace). Therefore you would need to submit both a sustainability and an energy statement to support your application.

Archaeological Constraints

The property is subject to an archaeological constraint and an archaeological assessment would be required to accompany any formal planning submission. The Greater London Archaeological Advisory Service (GLAAS) would be a statutory consult and it is likely that they would require a written scheme of investigation (WSI) including a programme and methodology of site investigation and a programme for post-investigation assessment and subsequent analysis. Any WSI would need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice.

Site of Nature Conservation Importance

As the site is designated as a site of nature conservation importance by Natural England you would need to provide an ecological survey with your planning application. The level of scope and detail required is outlined in [Camden Planning Guidance](#) CPG3 Chapter 13.

Conclusion

The proposed extensions are considered proportionate given the size of the existing building and the generous space around the existing building. It is considered that the proposed extensions would preserve the character and appearance of the Highgate Conservation Area and would be unlikely to have any detrimental impact on the character and openness of this area of MOL. As your proposal involves excavation, you would need to submit a basement impact assessment to support any future application.

For a valid application, I would advise you to submit the following:

- Completed form (Full planning permission)
- An ordnance survey based location plan at 1:1250 scale clearly denoting the application site in red.
- Plans elevations and section drawings (including a scale bar so that officers can measure electronically from the drawings).
- Design and access statement
- Basement impact assessment
- Planning statement
- Heritage statement

- Archaeological assessment
- Ecological survey
- Sustainability statement
- Energy statement

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Control section or to the Council's formal decision.

I trust this information is of assistance. Should you have any further queries please do not hesitate to contact me by telephone on 020 7974 5262.

It is important to us to find out what our customers think about the service we provide. To help, we would be very grateful if you could take a few moments to complete our [pre application enquiry survey](#). We will use the information you give us to monitor and improve our services.

Yours sincerely

David Peres da Costa
Senior Planning officer
Planning Solutions Team

Appendix 3: Images of the Senior School Development

The below images reflect the outstanding modern design and facilities that the school has recently provided to its Senior School, opposing the application site. The school would like to provide the same high-standards to its Junior School.



Rolfe Judd

Old Church Court,
Claylands Road,
London, SW8 1NZ
T +44 (0)20 7556 1500

www.rolfe-judd.co.uk