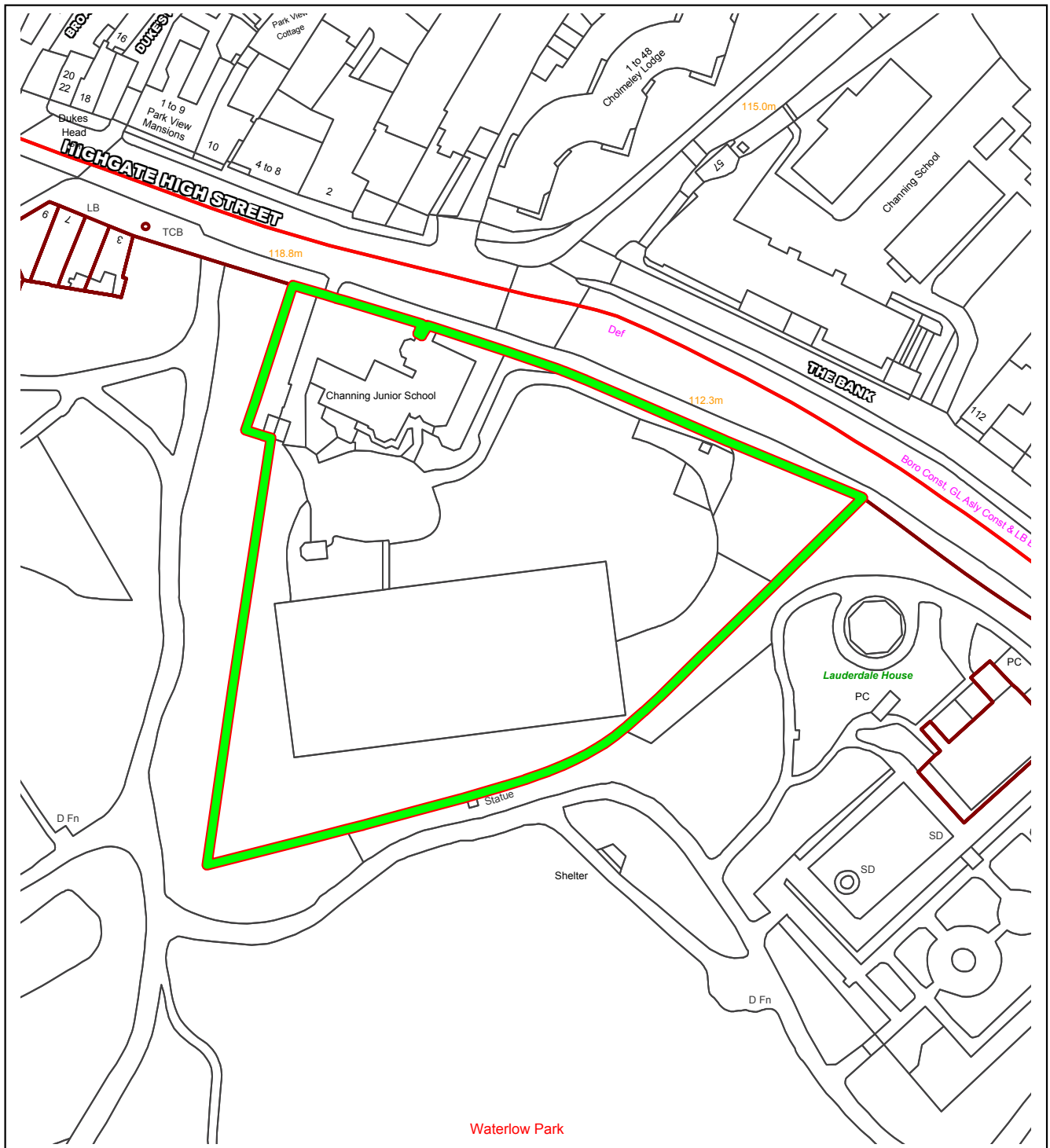


Channing Junior School, 1 Highgate High Street
2017/7080/P



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Site Photos



1. Aerial view of Channing Junior School



2. Existing view of south elevation



3. Existing view of east elevation



4. Existing view looking east across playground



5. View across tennis courts towards grass bank and playground at upper level (to the left is the temporary sports hall and changing facilities which has temporary permission and is due to be removed).

Delegated Report (Members briefing)		Analysis sheet		Expiry Date:	16/02/2018
		N/A		Consultation Expiry Date:	19/04/2018
Officer			Application Number(s)		
David Peres Da Costa			2017/7080/P		
Application Address			Drawing Numbers		
Channing Junior School 1 Highgate High Street London N6 5JR			Refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Extension to the east under existing terrace with alterations to the eastern elevation at lower ground level to provide drama studio and re-provide classroom to existing school; creation of a sports changing room facility at subterranean level adjacent to the existing tennis courts including excavation of existing embankment and glazed single storey entrance structure above at playground level.					
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement			
Application Type:		Full planning permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>Three site notices were displayed from 19/01/18 to 9/2/18 and the application was advertised in the local paper on 25/01/18 (expiring 15/02/18).</p> <p>One objection was received from an occupier of Highgate Hill.</p> <ul style="list-style-type: none">- Concern about ecological impacts and the effect on bats- The submitted documents do not refer to other listed buildings in the area- Concerns with the BIA and the spring line along the path running parallel to the southern boundary underneath Sir Sydney Waterlow's statue; report seems unaware of the World War Two bunkers that exist between the site and the tennis courts within the park.- Concern over impact on trees on and off the site- CMP is ill thought out – concern about access for works vehicles <p><i>Officer's comment:</i></p> <ul style="list-style-type: none">- <i>An ecological survey has been submitted which concludes there are no suitable buildings or trees on the development site for bat roosting, due to a lack of features. Details of a lighting strategy (to reduce light spillage) have been secured by condition.</i>- <i>The submitted heritage statement includes the following reference to listed buildings: Relevant listed buildings are located at some remove from the application site and are both physically and visually separated from this by the main thoroughfare of Highgate Hill, and a number of intervening built forms. As a result, proposals are not considered to affect the settings of these.</i>- <i>The BIA has been assessed by the Council's independent auditor Campbell Reith who have confirmed that it complies with policy A5. The BIA identifies that a springline is present within 100m of the proposed development and a historic well is present on site. It is considered prudent to undertake the additional investigation recommended by GEA to locate the existing well in the area of the proposed pavilion, prior to construction. However, there are no impacts to the wider hydrogeological environment.</i>- <i>Please refer to the trees section of the report (paragraph 2.31-2.35)</i>- <i>The draft CMP and construction access has been reviewed by the Council's transport officer. Please refer to paragraph 2.46-2.49.</i> <p>A re-consultation was carried out following submission of the Arboricultural Impact Assessment. Three site notices were displayed from 29/3/18 to 9/2/18 and the application was advertised in the local paper on 29/03/18 (expiring 19/04/18).</p> <p>No further comments have been received following the re-consultation.</p>					

London Borough of Haringey

Council has no objection to the proposal

Greater London Archaeological Advisory Service (GLAAS)

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Highgate

It is clear from the assessment that due to the topography of the site the impacts would be predominantly from the foundations of the extension at lower ground floor level and the small subterranean pavillion. The review of the geotechnical investigation results is very useful and does seem to suggest that there has been ground raising along the southern side of the existing building in order to provide a level surface for construction.

Overall, I agree with the conclusions and recommendations; that a watching brief during development would be the most appropriate mitigation strategy.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition.

CAAC/Local groups*
comments:
*Please Specify

Highgate Neighbourhood Forum

As this is a major application it will need to be meet the Neighbourhood Plan. The effects come under 4 major areas of the plan:

Social and Community Needs - what is it doing for the community?

Traffic and Transport - Will it generate more traffic/parking; what is the CMP?

Open Space and the Public Realm - what is the ecological impact?

Development and Heritage - Extensions, Basements, Garden Land, Archaeology.

It think it would be very beneficial for Camden to organise a Development Control Forum, to be held locally (at Channing?) and to involve all groups – HNF, HS, HCAAC, FOWP and others? As you know Channing’s earlier redevelopment of the main school site led to much disquiet and concern in the community and now the HNF is in place we would like to ensure the process this time is more beneficial for all involved.

Officer’s comment: This is not a major application (the proposed additional floorspace would be 367.48sqm). Policy C2 ‘Community facilities’ supports the investment plans of educational bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden. In assessing proposals, the Council will also balance the impact proposals may have on residential amenity and transport infrastructure. The existing pupil capacity of the school is 350 and the development would not increase this. The development therefore would not increase pressure on the wider transport network. An ecological survey has been submitted which concludes there are no suitable buildings or trees on the development site for bat roosting, due to a lack of features. Bats may, however be using the adjacent tree lines to the as dark corridors for commuting. Details of a lighting strategy (to reduce light spillage) have been secured by condition. The development would preserve the character and appearance of the conservation area. For an assessment of archaeology please refer to paragraph 4.38 of this report.

Following the revisions to remove the hall extension, Highgate Neighbourhood Forum were re-consulted. No further comments were received.

Highgate CAAC – object

Highgate CAAC has several concerns about this application and would welcome the chance for them to be examined thoroughly in a development forum. The current application does not explain in sufficient detail why a scheme on this scale is necessary. For example why are the underground changing rooms required when there are adequate facilities in Channing senior school just across the road? Despite the extensive documentation provided it is also probable that such extensive excavations will disturb the ground water regime and cause damage to Waterlow park. Furthermore the application does not deal with the fact that Fairseat itself is a positive contributor to the CA and therefore is as protected as a locally listed building. The architecture of the rear elevation will be distorted by the construction of what appears as a plinth containing the new dining area etc.

The extension of hard standing on the site will have effects on water run-off in to the park. A permeable surface at least must be conditioned. This is a building of merit in a sensitive location adjacent to listed gardens and a listed building and this scheme does not take this fully into account.

Following the revisions to remove the hall extension, Highgate CAAC provided a further response:

Highgate CAAC are very pleased that our comments are being taken into account and would support the suggested omission of the southern extension from the current building project.

Officer's comment with regard to Highgate CAAC's first response: The changing room pavilion would be used for changing, washing and toilets for users of the exercise area on the tennis courts. As a separate building, it will be possible for the school to allow community use of the facilities outside of school hours with minimal management and security issues. The building is neither locally listed nor statutory listed but it is identified as a positive contributor. The development would preserve the character and appearance of the conservation area. For an assessment of drainage please refer to paragraph 2.40 of this report.

Highgate Society Object – the development would cause substantial and irreparable harm to the existing building and lack of accessibility. Raised concerns with the lower ground floor extension, disabled access, drainage, location of gates to tennis courts and need to include benches to grassy bank.

Following the revisions to remove the hall extension, the Highgate Society provided a further response:

1. Are they still intending to knock a temporary opening through the boundary wall to Highgate Hill for construction traffic?
2. The widening of the terrace with classrooms below seems reasonable.
3. We do not understand why they are "squaring off" the bay window at lower ground floor level. This will alter the appearance of this elevation in a very negative way, it will not improve daylight in this classroom but it will increase solar gain. If this is in some way a precursor to the later addition of a dining room then we would strongly recommend that it be left out for now and included in that application.
4. We note that there is no lift included in this application. We trust that it will be included in the later application but in the meantime no inclusivity in the drama studio.

Whilst we welcome the re-think on the dining hall we would still have much preferred a masterplan for the redevelopment of the building/site as a whole rather than a series of smaller incremental steps. We raised the issue of car parking and is it really a good long term solution to have all the cars driving though the main pedestrian entrance and then through a much narrowed playground between the dining hall and the new sports pavilion?

Officer's comment: A temporary construction vehicle access point would be formed on to Highgate High Street by partially demolishing an existing wall – refer to paragraph 2.49 for further details. The bay window at lower ground floor level would not be squared off. The drawings simply show (with a red line) the overhanging terrace located above at ground floor level. Officers are involved in ongoing discussions with the applicant regarding the dining hall element of the scheme, so that a more appropriate design solution can be found. It is expected that this would be submitted as a separate application at a later date and will include a lift to the lower ground floor as well as consideration of the access to the car park.

Chair of the Traffic & Transport Group of The Highgate Society

We note Channing have made an application to Haringey Council HGY/2018/1526) for 30 temporary parking spaces on their playing fields in Stanhope Road for the duration of the building works at Fairseat. We are also advised by Haringey that Channing School has 7 designated parking spaces in Cholmeley Crescent. Therefore, at a minimum, 37 staff drive to work. We are at the early stages of preparing a Liveable Neighbourhoods' bid to reduce pollution and improve air quality across Highgate. Some years ago it was found that more people drive to Highgate then leave it in the AM peak period and more people leave it than return to it in the PM peak. Our local schools are probably the main reason for this unusual scenario. We therefore urge that a Transport Plan which significantly amplifies the quotation from the Sustainability Statement should be required

Officer's comment: The existing pupil capacity of the school is 350 and the development would not increase this. The development therefore would not increase pressure on the wider transport network.

Site Description

The site is a 3 storey school building with additional accommodation at roof level on the south side of Highgate High Street. It is set within extensive landscaped grounds with a large area for tennis courts and other sports (with an asphalt surface).

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'.

The site also falls within the area of the Highgate Neighbourhood Plan

Relevant History

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

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

2013/1918/P: Erection of a single storey front extension with green roof to create a new entrance lobby and office, replacement of existing ground floor door with window to front elevation, and relocation of existing railings and gates within yard, all in connection with school (Class D1). Granted 17/06/2013

P9601105: The erection of an extension to enlarge the main entrance of the school. Granted 07/06/1996

Relevant policies

NPPF 2018

The London Plan March 2016, consolidated with alterations since 2011

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy C2 Community facilities

Policy C6 Access for all

Policy A2 Open space

Policy A3 Biodiversity

Policy A5 Basements

Policy T4 Sustainable movement of goods and materials

Highgate Neighbourhood Plan

Policy TR2: Movement of Heavy Goods Vehicles

Policy OS1: Highgate's Major Open Spaces
Policy OS2: Protection of Trees and Mature Vegetation
Policy OS4: Biodiversity and Highgate's Green Grid
Policy DH2: Development Proposals in Highgate's Conservation Areas
Policy DH7: Basements
Policy DH9: The Environmental Health of Existing and Future Residents
Policy DH11: Archaeology

Highgate Village Conservation Area statement

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)

CPG Amenity (March 2018)

CPG Basements (March 2018)

CPG7 Transport (September 2011)

Assessment

1. Proposal

- 1.1. The application seeks extensions to an existing school which would consist of:
- 1.2. A lower ground floor extension to the east under existing terrace including the rebuilding of the eastern elevation at lower ground floor level 1m to the east of the original to provide a drama studio, toilets and store and a classroom. The majority of the extension would be under the footprint of the existing building and terrace to the east and the extension would provide an additional 226.7sqm of floorspace. The application also seeks to insert 4 windows and 2 French doors into the rebuilt eastern elevation at lower ground floor level.
- 1.3. Creation of a sports changing room facility at subterranean level (with an floorspace of 128.5sqm) adjacent to the existing tennis courts including excavation of existing embankment and glazed single storey entrance structure above (measuring 4m by 3.5m and 2.47m high) at playground level to provide stairs and lift access to the changing room below.
- 1.4. Revisions
- 1.5. Following officer's concerns, the scheme has been significantly reduced in scale since submission. This has included the removal of a large extension to the main building initially proposed. These revisions omitted the lower ground floor extension (208sqm) to the rear (south) elevation initially sought to provide a hall and kitchen (with playground above). Officers are involved in ongoing discussions with the applicant regarding this element of the scheme, so that a more appropriate design solution can be found. It is expected that this would be submitted as a separate application at a later date however they no longer form part of this application.
- 1.6. As a result of the revision, the current scheme would have significantly less impact with the majority of the additional floorspace either within the footprint of the existing building (203sqm) (formed by excavating the backfill and opening up undercroft at lower ground floor level) or below ground (128.5sqm) (the changing room). In addition the height of the glazed single storey entrance structure above the sports changing room facility was reduced in height from 3.6m to 2.47m.

2. Assessment

- 2.1. The main issues are land use, design, impact on Metropolitan Open Land, amenity, basement excavation, trees, ecology, SUDs and transport.
- 2.2. **Land Use**
- 2.3. Policy C2 'Community facilities' supports the investment plans of educational bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden. In assessing proposals, the Council will also balance the impact proposals may have on residential amenity and transport infrastructure. Community facilities are expected to be easily accessible on foot or by sustainable modes of travel.
- 2.4. The changing room pavilion would be used for changing, washing and toilets for users of the exercise area on the tennis courts. As a separate building, it will be possible for the school to allow community use of the facilities outside of school hours with minimal management and security issues.
- 2.5. The development would not increase the pupil capacity of the school and the development simply provides changing rooms, a classroom and a drama studio. The proposed improvement of existing facilities accords with Policy C2.
- 2.6. **Design and impact on Conservation Area**
- 2.7. The site falls within the Highgate Village sub-area of the Highgate Conservation Area and the property is identified as a positive contributor. The Conservation Area Statement describes the property as a Victorian mansion set behind a high brick wall within generous gardens which have been adapted for educational use. The mansion was known as Fairseat. The submitted heritage statement indicates that approximately half of the building was demolished when Highgate Hill was widened in the early part of the 20th Century. Channing School acquired the lease in 1925 and work began to convert the property from a residential premises to a junior school.
- 2.8. The majority of the lower ground floor extension would be under the footprint of the existing building and terrace to the east. The re-building of the eastern elevation at lower ground floor level 1m to the east of the original would have minimal impact on the host property and the conservation area.
- 2.9. The detailed design of the proposed eastern elevation would create a consistency of aesthetic, with elements such as brickwork and fenestration, closely reflecting that found across the host building. In addition it would replicate the existing appearance of the upper ground terrace, including piers with stone capping and metal railings and is therefore considered to respond positively to the host building. A condition is recommended for the submission of all facing materials to ensure that high quality materials will be secured.
- 2.10. 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. The glazed single storey entrance structure above the changing room at playground level would have the appearance of a lightweight structure and would not harm the appearance of the main school building.
- 2.11. 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 proposed development has been reviewed by the Council's Conservation Officer and it is considered that the development would preserve the character and appearance of the conservation area.

- 2.12. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.13. Development on Metropolitan Open Land

- 2.14. 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/WaterlowPark/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.

- 2.15. 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".

- 2.16. 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 provided in paragraph 89 of the NPPF 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. The term original building is defined in the glossary to the NPPF as a building as it existed on 1 July 1948. The only extension since 1948 was in 2013 (2013/1918/P) for a new entrance lobby (21.5sqm). While permission was granted in 1996 to enlarge the main entrance of the school, it is not clear that this permission was implemented as the existing plans submitted for planning ref: 2013/1918/P do not match the plans approved under the 1996 permission (ref: P9601105). The 21sqm entrance lobby has therefore not been included in the calculations to inform whether the proposed addition is proportionate.

- 2.17. Overall, officers feel that the proposed works would constitute proportionate additions to the host building which would not result in harm to the openness of the site or wider MOL. This is due to a combination of the modest relative increase in floorspace/volume as well as the concealed nature of much of the works. The works are therefore considered to align with the requirements of the NPPF, London Plan policy 7.17 as well as Local Plan policies regarding Open Space. This assessment is outlined in full below:

- 2.18. The volume of the existing building is approximately 4588 cubic metres (1241sqm of floorspace). The volume added to the existing building would be approximately 1102 cubic metres which equates to 367sqm of additional floorspace. This would predominantly be provided at lower ground floor level, made up of the following spaces:

Extension elements	Floorspace (sqm)	Height (m)	Cubic volume (m ³)
Lower ground floor extension under existing terrace formed by opening up undercroft (GIA)	203.01	3.2	649.6

Lower ground floor extension to the east of the existing terrace (GEA)	22	3.3	72.6
Single storey entrance structure to changing room (GEA)	14	2.47	34.6
Below ground changing room (GIA)	128.47	2.69	345.6
TOTAL ADDITIONS:			
Total added area (including opened up undercroft)	367.48		1102.4
Total excluding below ground changing room	239.01		756.8
Total excluding opened up undercroft	164.47		452.8
Total excluding opened up undercroft and below ground changing room	36		107.2

- 2.19. The additional volume excluding the below ground changing room (756.8m³) represents a 16.5% increase in the cubic volume of the building. If the volume of the opened up undercroft is excluded as well (i.e. above ground extensions only), then the additional volume (107.2m³) would represent a 2.3% increase in the cubic volume of the building above ground level. It is considered that the above calculations demonstrate that the proposed extension would not be disproportionate additions over and above the size of the original building and therefore would be appropriate development in Metropolitan Open Land.
- 2.20. 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.
- 2.21. A Landscape and Visual Appraisal has been submitted to support the application. The Landscape and Visual Appraisal provides an assessment of the impact of the proposals on the character and openness of the area of Metropolitan Open Land, of which this site forms part, from the public realm.
- 2.22. Four views are provided looking towards the site from positions within Waterlow Park. These views show the dense belt of tree canopy and understorey planting that exists both within the site and along its boundary with Waterlow Park which screens views into the site during the summer months. Due to the density of evergreen shrubs and trees along the boundary there are few views into the site during the winter.
- 2.23. The Landscape and Visual Appraisal is considered to satisfactorily demonstrate that on account of the disposition of existing buildings on the site and the tree and understorey belt around it, that the proposed extension to Fairseat will not be visible, in any significant way. The new addition is only likely to be visible in a limited number of locations in glimpsed and filtered views through trees and vegetation during the winter months and no worse than existing glimpsed and filtered views of the host building during this period.

2.24. In summary the appraisal concludes that the proposals will not have any detrimental impact on the character and openness of this area of MOL. This conclusion is considered reasonable in light of the above.

2.25. Excavation

2.26. The underground changing rooms would require excavation of the steep grass bank to the side of the tennis courts / sports area. A basement impact assessment (BIA) has been provided. The BIA has been assessed by the Council's independent auditor Campbell Reith in line with policy A5. The BIA was produced by professionals with the relevant qualifications in line with the Council's Basement CPG (2018).

2.27. The BIA identifies that a springline is present within 100m of the proposed development and a historic well is present on site. It is considered prudent to undertake the additional investigation recommended by GEA to locate the existing well in the area of the proposed pavilion, prior to construction. However, Campbell Reith confirm there are no predicted impacts to the wider hydrogeological environment.

2.28. Although the site topography is indicated to be sloping, it is accepted there are no impacts to slope stability give the wide setting of the proposed works and the submitted movement analysis.

2.29. The presence or absence of basements beneath the neighbouring properties is not confirmed. However, the proposed developments are detached and there are no neighbouring properties within the zone of influence of the works.

2.30. The proposed development will increase the site's impermeable area. The BIA proposes two drainage options, soakaway drainage or attenuation SUDS, to mitigate impacts to the hydrological environment. A definitive drainage strategy should be developed and agreed with LBC and Thames Water. This will be secured by condition.

2.31. A ground movement assessment undertaken on the existing structures within the school boundaries indicates Category 0 to 1 damage (Negligible to Very Slight). It is noted there are no neighbouring properties impacted by the proposed development.

2.32. Campbell Reith conclude that the BIA meets the requirements of the Basements CPG and Policy A5. A condition would ensure details of a Chartered Engineer are submitted to the Council before the development commences. In addition, a BIA compliance condition would be included to ensure all works are in accordance with the BIA.

2.33. Trees

2.34. An arboricultural impact assessment has been submitted. The assessment has been reviewed by a tree officer. The scheme involves the removal of trees T4 and T5 (Common Yews), both of which are category B trees growing close to the eastern boundary of the site. Both trees are growing in close proximity to G3, a large group of larger trees and dense shrubs. The majority of G3 is within Waterlow Park, a neighbouring site. G3 significantly reduces the visibility of T4 and T5 from Waterlow Park. The removal of T4, T5 and part of the site element of G3 would not cause a significant level of harm to the character of this part of the conservation area. It is considered that the loss of visual amenity and canopy cover T4 and T5 provide could be mitigated against through replacement planting. G1, a small group of small trees/shrubs is also proposed for removal. This is considered acceptable by Trees and Landscaping officers due to their low visibility from the public realm and the low significance of the group.

2.35. An area Tree Preservation Order (TPO - ref. C86-A1) exists which covers the entire site. The

TPO was served in 1977 and only covers tree that were present at that time. This means it is likely that of the trees proposed to be removed only T4 and T5 are older enough to be covered by the TPO. Provided suitable replacement trees are planted, the proposed tree removals are considered acceptable in planning terms. The details submitted state that two replacement trees will be planted for each mature tree removed, giving four new trees in total. It is recommended these are secured via a landscaping condition.

2.36. The scheme also involves development within the root protection area of T3, T6 and T7. The impact is considered acceptable as the level of incursion is minimal and not considered to adversely affect the long term health of the tree provided the arboricultural method statement and tree protection plan is implemented and suitable foundation types are used. Foundation types would be secured via condition.

2.37. Three trees, T9, T25 and T26 are proposed to be relocated within the site. While this is considered feasible, an arboricultural method statement should be secured via a landscaping condition.

2.38. **Amenity**

2.39. There are no nearby neighbouring properties that would be affected by the extension as the site is within large landscaped grounds and Waterlow Park abuts the site on three sides (to the west, east and south). As such the proposed works are not considered to result in a loss of natural light, outlook, privacy or disturbances from operational noise or light spill to any resident. An assessment of the associated construction impacts is provided in the Transport section of the report.

2.40. **Ecological impacts**

2.41. As the site is designated as a site of nature conservation importance by Natural England the application is supported by an ecological survey. The report concludes there are no suitable buildings or trees on the development site for bat roosting, due to a lack of features. Bats may, however be using the adjacent tree lines to the as dark corridors for commuting. Birds could use the trees or shrubs on site for nesting. The ecological survey recommends habitat enhancements for birds, bats and invertebrates. These would be secured by condition.

2.42. **Sustainable Drainage**

2.43. The Council requires development to utilise Sustainable Urban Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible (Policy CC3). A Drainage Strategy & Flood Risk Assessment Report has been submitted. The report proposes two options. Option 1 proposes the discharge of surface water via infiltration (a soakaway using geo-cellular crates would be located to the east of the existing main school building). However this is pending confirmation that the ground conditions are suitable. If unsuitable, it is proposed to restrict surface water discharge rate of the proposed extension and hard standing areas (approx. 610 m²) to 5 l/sec therefore requiring approximately 30 m³ attenuation tank (option 2). The proposed drainage strategy would accord with Policy CC3. A condition would be included requiring the drainage to be carried out in accordance with the recommendations of the submitted report.

2.44. **Archaeology**

2.45. The site is located in an archaeological priority area. A 'Historic environment assessment' and a "Written scheme of investigation for an archaeological watching brief" have been submitted. Greater London Archaeological Advisory Service have been consulted and they agree with the

conclusions and recommendations; and that a watching brief during development would be the most appropriate mitigation strategy. This would be secured by condition.

2.46. Transport

- 2.47. The proposal has been assessed and negotiated alongside by the Council's Transport officers to address transport concerns. The existing pupil capacity of the school is 350 and the development would not increase this. The development would only provide changing rooms, classroom and drama studio. The development therefore would not increase pressure on the wider transport network. To ensure that the development would not increase pressure on the transport network the applicant has agreed to a restriction on numbers (i.e. to restrict the number of pupils to the existing 350 pupil capacity). This would be secured by condition.

Construction Impacts

- 2.48. Due to the scale and nature of the works, the development is considered unlikely to generate a significant level of trips to and from the site and therefore a Construction Management Plan would not be required in this instance. Dust and other air pollution from demolition and construction can greatly impact on the health and quality of life of people working on and living close to these sites. To ensure the impacts on air quality from demolition and construction were acceptable a dust and pollutant management plan would be secured by condition. A condition would also be required to ensure the suitability of non-road mobile machinery and for air quality monitoring.

Highways contribution

- 2.49. The site has a large frontage onto Highgate High Street (B519), a broad carriageway which in total measures some 14 metres in width. It is proposed that a temporary construction vehicle access point is formed on to this road by partially demolishing an existing wall and suspending some 12 metres (2 bays) of pay and display bay. The temporary suspension of parking bays would be subject to a separate consultation process by highways. The proposed access point would also require the installation of a temporary crossover.
- 2.50. As all the work is away from the public highway, a highways contribution is not required and the cost of installing and removing a temporary cross over will be charged through highway licenses. An informative will be included advising all relevant licenses should be sought through Camden Network management Team.

Car Parking

- 2.51. There are 25 spaces for 220 staff and the site has a PTAL of 2/3. The development would not involve any change to the pupil and staff numbers. Therefore the existing parking is unaffected by the development.

Travel plan

- 2.52. Given the 367sqm of additional floorspace a Travel Plan would be required to mitigate the transport impacts of the development (policy A1). While the existing pupil capacity of the school would not increase, the package of measures in a Travel Plan would be designed to reduce car use and promote greener forms of transport. This would include measures to promote cycling. Travel Plans are one way in which developments can contribute to meeting targets on traffic reduction and improving air quality. The Travel Plan will require monitoring on an annual basis, and the Council will require submission of a monitoring report. The travel plan and monitoring would be secured by legal agreement.

3. Recommendation:

3.1. Grant planning permission subject to a s106 legal agreement

3.2. Expected legal agreement head of term:

- Travel Plan (to provide monitoring of promotion of greener forms of transport)

Rolfe Judd Planning
Old Church Court
Claylands Road
LONDON
SW8 1NZ

Application Ref: **2017/7080/P**

16 August 2018

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**Channing Junior School
1 Highgate High Street
London
N6 5JR**

Proposal:

Extension to the east under existing terrace with alterations to the eastern elevation at lower ground level to provide drama studio and re-provide classroom to existing school; creation of a sports changing room facility at subterranean level adjacent to the existing tennis courts including excavation of existing embankment and glazed single storey entrance structure above at playground level.

Drawing Nos:

Site location plan (343.36/PLA06)

Existing drawings: 343.36/: PLA01; PLA02 A; PLA03; PLA04; PLA05 A;

Proposed drawings: 343.36/: PLA13 A; PLA14 A; PL A 21 A; PL A 20 B; PLA 22 A; PLA 23 A

Supporting documents: Tree Survey prepared by Arbtech dated 12 October 2017; Basement Impact Assessment prepared by Heyne Tillett Steel dated 15/12/2017; Planning statement prepared by Rolfe Judd dated Dec 2017; Historic environment assessment prepared by MOLA dated November 2017; Written Scheme Of Investigation prepared by MOLA dated 13/12/2017; BREEAM Pre-Assessment prepared by Hoare LEA dated 19.12.2017; Construction management plan pro forma dated 20/11/2017; Drainage Strategy & Flood Risk Assessment Report prepared by Heyne Tillett Steel dated 13/12/2017; Preliminary Ecological Appraisal Survey prepared by Arbtech dated 18/10/2017; Energy and Sustainability Statement prepared by Hoare LEA dated 19/12/2017; Heritage Statement prepared by the Heritage Advisory dated Dec 2017; Pre-application letter prepared by GLAAS; Landscape and Visual Appraisal prepared by Scarp dated July 2017; Arboricultural Method Statement prepared by Arbtech dated 20 March 2018; Arbtech TPP 01 Phase 2 B; Arbtech TPP 01 Phase 1 B; Arbtech AIA 01 B; Letter from Rolfe Judd dated 23 March 2018; Design and Access Statement prepared by Prime Meridian dated 15 Dec 2017

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan (343.36/PLA06)

Existing drawings: 343.36/: PLA01; PLA02 A; PLA03; PLA04; PLA05 A;

Proposed drawings: 343.36/; PLA13 A; PLA14 A; PL A 21 A; PL A 20 B; PLA 22 A; PLA 23 A

Supporting documents: Tree Survey prepared by Arbtech dated 12 October 2017; Basement Impact Assessment prepared by Heyne Tillett Steel dated 15/12/2017; Planning statement prepared by Rolfe Judd dated Dec 2017; Historic environment assessment prepared by MOLA dated November 2017; Written Scheme Of Investigation prepared by MOLA dated 13/12/2017; BREEAM Pre-Assessment prepared by Hoare LEA dated 19.12.2017; Construction management plan pro forma dated 20/11/2017; Drainage Strategy & Flood Risk Assessment Report prepared by Heyne Tillett Steel dated 13/12/2017; Preliminary Ecological Appraisal Survey prepared by Arbtech dated 18/10/2017; Energy and Sustainability Statement prepared by Hoare LEA dated 19/12/2017; Heritage Statement prepared by the Heritage Advisory dated Dec 2017; Pre-application letter prepared by GLAAS; Landscape and Visual Appraisal prepared by Scarp dated July 2017; Arboricultural Method Statement prepared by Arbtech dated 20 March 2018; Arbtech TPP 01 Phase 2 B; Arbtech TPP 01 Phase 1 B; Arbtech AIA 01 B; Letter from Rolfe Judd dated 23 March 2018; Design and Access Statement prepared by Prime Meridian dated 15 Dec 2017

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report, method statement and tree protection plans ref. Arbtech TPP 01 Phase 01 rev. b and Arbtech TPP 01 Phase 02 rev. b dated 20th March 2018 by Jon Hartley of Arbtech Consulting Limited. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 Bats or breeding birds protocol

During demolition works, site clearance and development, all contractors shall be aware of the potential for roosting bats or breeding birds in buildings, trees and other vegetation. A formal protocol shall be adopted which sets out the steps to be taken in the event that a bat or bats is /are found during the demolition works or breeding birds. Work shall cease if bats or their roosts are identified and the applicant shall apply for, and obtain, a European Protected Species Licence and submit proof of this to the local planning authority before work recommences. In addition a method statement shall be submitted detailing features to be retained and added to site to maintain and replace roost and foraging features on the site. Should breeding birds be found, then works shall cease and a qualified ecologist shall assess the situation and if required an appropriate exclusion zone shall be implemented around it until the young have fledged.

Reason: In order to safeguard protected and priority species, in accordance with the requirements of the London Plan (2016) and policy A3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to the commencement of above ground works, full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks (including grading, mounding and other changes in ground levels) and details of at least 4 replacement trees and an arboricultural method statement and a 3 year post-relocation maintenance plan for the relocation of T9, T25 and T26. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 9 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or relevant phase of the development, whichever is the sooner. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 10 Prior to first occupation of the development a plan showing details of bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 Lighting Strategy

Prior to the commencement of use, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. Such strategy shall provide details of all external lighting fixtures and fittings and shall demonstrate how their design, location and specification has taken account of community safety and security and reducing light spillage. The development shall not be occupied until the relevant approved details have been implemented. These works shall be permanently retained and maintained thereafter.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to ensure community safety and to conserve biodiversity by minimising light pollution in accordance with the requirements of policy D1, D2, C5, A1 and A3 of the London Borough of Camden Local Plan 2017.

- 12 For any land that is included within the Written Scheme of Investigation (WSI) prepared by MOLA dated 13/12/2017 hereby approved, no demolition or development shall take place other than in accordance with the approved WSI, which includes the statement of significance and research objectives, and

A.The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B.The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Important archaeological remains may exist on this site. Accordingly the Local planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 13 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 14 Pupil capacity

The pupil capacity of Channing Junior School shall not exceed 350 pupils.

Reason: To ensure that the development would not increase pressure on the transport network in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017 and Policy 6.3 of the London Plan March 2016.

- 15 Sustainable urban drainage

The sustainable drainage system as per the approved Drainage Strategy & Flood Risk Assessment Report prepared by Heyne Tillett Steel dated 13/12/2017 shall be designed in detail and installed as part of the development to accommodate greenfield levels of runoff (maximum 5 litre/sec). The drainage system shall be maintained in strict accordance with all manufacturer's recommendations.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan 2017.

- 16 The development shall not be carried out other than in accordance with the methodologies, recommendations and requirements of Basement Impact Assessment prepared by Heyne Tillett Steel dated 15/12/2017 hereby approved, including but not limited to the monitoring requirements in section 3.3 and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 17 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the demolition and /construction phase of the development. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

An inventory of all NRMM shall be kept on site during the course of the demolition, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment until the development is completed.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 18 Air Quality Monitoring

No development shall take place until full details of at least two real time particulate air quality monitors have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance; and details of what pollutants are being monitored, their threshold limits and what measures would be taken should exceedances be detected. The monitors shall be installed 3 months prior to the development taking place and must be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 19 Dust and Pollutant Management

A) Prior to demolition works commencing a dust and pollutant management plan shall be submitted to and approved in writing by the Local Planning Authority for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the demolition of the development.

B) Prior to construction works commencing; a dust and pollutant management plan shall be submitted to and approved in writing by the Local Planning Authority for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the construction of the development.

This shall include a risk assessment and a method statement in accordance with the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance. The scheme shall set out the measures, which can, and will, be put in place. The dust and pollutant management plan must provide details for the following:

- " Site hoarding
- " Wheel washing methods and equipment to be used
- " Dust suppression methods and equipment to be used
- " Bonfire policy
- " Confirmation if a mobile crusher or bucket crusher will be used on site and related authorisations to use such equipment
- " Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors

The details and measures in the dust and pollutant management plans thus approved must be fully implemented at all times.

Reason: To safeguard the amenity of the area and protect local air quality, ensuring the impact of the development on air quality is mitigated and exposure to air pollution is reduced in accordance with the requirements of policies A1 and CC4 of the London Borough of Camden Local Plan 2017 and Policy 7.14 of the London Plan.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 You are reminded that all relevant licenses should be sought through Camden Network management Team.

4 Air Quality Monitoring

Real time data from the monitors secured by condition 18 should be made available to the Local Planning Authority if requested.

5 Non-Road Mobile Machinery

The records required to be kept on site (which details proof of emission limits for all equipment) referred to by condition 17, should be made available to local authority officers if requested.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

DECISION