



Application ref: 2017/7080/P
Contact: David Peres Da Costa
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Date: 10 October 2018

Development Management
Regeneration and Planning
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Rolfe Judd Planning
Old Church Court
Claylands Road
LONDON
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted 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 following condition(s):

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Director of Regeneration and Planning

