

OC/P5900
15 October 2018

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

**The Channing School, 1 Highgate High Street, London, N6 5JR
Approval of Details pertaining to Conditions 6 (Structural Engineer Appointment), 13
(Foundation Design), 17 (Machinery), 18 (Air Quality Monitors), 19 (Dust and Pollutant
Management Plan) of planning permission 2017/7080/P**

On behalf of the applicant, The Channing School, we hereby submit an approval of details application pertaining to conditions 6 (Structural Engineer Appointment), 13 (Foundation Design), 17 (Machinery), 18 (Air Quality Monitors), 19 (Dust and Pollutant Management Plan) of planning permission 2017/7080/P.

The application fee of £116.00 has been paid via the Planning Portal. The Planning Portal reference is: **PP-07354313**.

Planning consent was granted under application 2017/7080/P on the 10th October 2018 for:

‘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.’

This approval of details application seeks to fully discharge all details pertaining to conditions 6, 7, 18 and 19 of the consent.

Condition 6 of the consent states:

‘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.’

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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.'

In accordance with the requirements of the condition we submit:

- Appointment of Consultant as Structural Engineer: **Heyne Tillett Steel Limited**

Condition 13 of the consent states:

'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.'

In accordance with the requirements of the condition we submit:

- 1843SK021 - Retained Tree Excavation Details
- 1843-P080
- 1843 - Channing Junior School - Basement Impact Assessment Report - FINAL (171215)
[Submitted in 5 parts due to file size]

The submitted details are prepared by Heyne Tillett Steel Limited, utilising information from the approved tree report provided by Arbtech as per the full planning submission. The submitted details demonstrate the method of protecting 'Tree 3', the only tree which could potentially be impacted by the development.

Condition 17 of the consent states:

'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

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/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.'

In accordance with the requirements of the condition, the development has been registered with the NRMM and a copy of the confirmation email to Alex Lever (Curo Construction) has been submitted (print screen on Rolfe Judd headed document).

Condition 18 of the consent states:

'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'

Condition 19 of the consent states:

'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.

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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.'

In accordance with both conditions 18 and 19 we submit:

- Dust Management Plan, prepared by Kairus Ltd

The plan contains both dust and pollution management measures and section 4.2 of the report details the location of the air quality monitoring sensors.

We trust the submitted details are considered to satisfy the requirements of conditions 6, 13, 17, 18 and 19 and we look forward to a swift and positive outcome. Should however you wish to discuss any of the details or seek further information please do not hesitate to contact the undersigned.

Yours sincerely,

Oliver Coleman

For and on behalf of
Rolfe Judd Planning Limited

Cc	R. Hill	Channing School
	A. Lever	Curo Construction
	G. Armstrong-Payne	Heyne Tillet Steel Limited

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