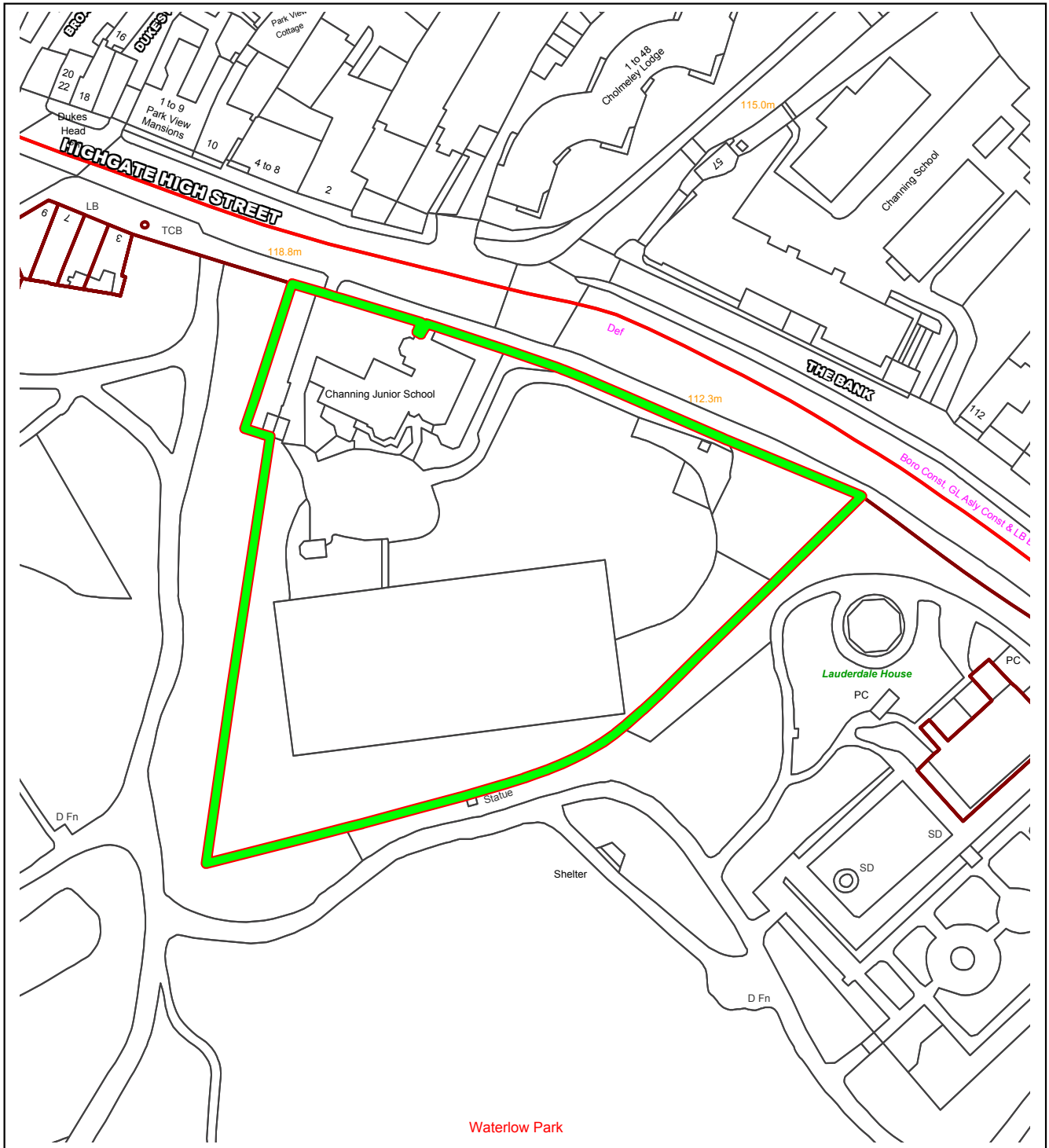


Channing Junior School, 1 Highgate High Street 2018/4925/P



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Site Photographs



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 N/A	Expiry Date: 20/12/2018
			Consultation Expiry Date: 26/11/2018
Officer David Peres Da Costa		Application Number(s) 2018/4925/P	
Application Address Channing Junior School 1 Highgate High Street London N6 5JR		Drawing Numbers Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Erection of single storey rear extension to south elevation to provide school hall (with play area above) and kitchen facilities.			
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	00
Summary of consultation responses:	<p>A site notice was displayed from 2/11/18 to 26/11/18 and the application was advertised in the local paper on 1/11/18 (expiring 25/11/18).</p> <p>No responses were received from adjoining occupiers.</p>					
CAAC/Local groups* comments: *Please Specify	<p>Highgate Society – object</p> <ol style="list-style-type: none"> The public exhibition was a box ticking exercise in public consultation. By being held between 1000 and 1700 on two weekdays ruled out the vast majority of people that might be interested in what the school were proposing but had jobs to go to. The attendance of just three people reflects the lack of publicity and the hours of opening. The exhibition consisted of just one new board which showed the elevations and roof plan only, with no floor plans whatsoever. <p><i>Officer's comment: While developers are encouraged to engage with the local community, any identified deficiencies in this process would not support a reason for refusal.</i></p> <ol style="list-style-type: none"> In order to reduce the depth of the dining hall extension they have had to make it wider, particularly further to the west. To do that they have apparently moved tree no2. The tree survey submitted (below left) shows the root protection area going through the trunk of tree no1. The proposed plan (below right) shows the tree trunk moved completely to the end of the outbuildings and the RPA only reaches to the centreline of the road. The RPA of tree no3 is now half under the tarmac roadway and tree no4 has disappeared. <p><i>Officer's comment: Tree 2 was incorrectly located in the Tree Constraints Plan (TCP) submitted with the planning application. As the Highgate Society have noted it was mistakenly placed at the centre of the spiral staircase. The applicant has therefore provided a revised TCP. The applicant has provided a drawing which indicates virtually all the root protection area of T3 would have planting above it and tarmac is only proposed to a small area to the north of the tree. The details of the landscaping would be secured by condition. Tree 4 is not shown on the proposed lower ground floor plan as it would be removed as part of the development. This is evident from the Tree Protection Plan and the Arboricultural Method Statement.</i></p> <ol style="list-style-type: none"> This application has made the hall slightly smaller and more respectful of the existing external staircase but we still feel that the 					

addition of a plinth on this side of the original house is a great pity. There are several policies referring to back extensions which are specifically designed to prevent them being full width so that the original façade might be appreciated, at least in part, in its full height and relationship to the site. Indeed with a house of this grand scale set in parkland one might well consider that the garden elevation is the primary elevation. This building already has a plinth on the East side which the school has planning consent to widen and build beneath. To have plinths on both elevations facing the gardens will have a quite destructive effect on this fine building.

Officer's comment: The plinth to the east side of the school is part of the historic form of the building. Approval was given for this to be widened by 1m by the previous application (ref: 2017/7080/P). This widening was not considered to significantly alter the character of the plinth. Moreover, It is not considered that the proposed school hall or the inclusion of a plinth harms the architectural appreciation of the existing building.

4. Whilst the new proposal at left is marginally smaller than the previous proposal it is still far too large when compared to the original house and now, because of its more independent appearance, competes for attention rather than being subservient.

Officer's comment: The host building is a large detached building in extensive grounds and because of this, and the complementary design of the extension, the new hall reads as a subordinate and sympathetic addition which respects the local context and character of the site.

5. If anything the previous fenestration which could be read as a continuation of the small cloister alongside the external curved staircase, was more sympathetic to the original house than the new proposal.

Officer's comment: The school hall reads as complementary addition, honestly contemporary and separate from the main building. The more contemporary approach to the fenestration has been supported by the Council's design officer.

6. In the planning statement they refer to the depth of the extension being less than 150% of the existing building yet the elevation below clearly shows it is more than 150%. They note that part of the original house was demolished but this rule must surely be intended to apply to what remains on site today. The previous consent 2017/7080 has already allowed for a plinth extension to the east and north so the combined effect is marooning and divorcing the original house from its setting.

Officer's comment: The reference in the planning statement to the depth of the extension is in specific relation to the Council's basement policy. While some excavation is required and the hall is sunk by 1.35m below ground level, the proposed development would appear as an extension to the existing property rather than as a basement. As stated above, the host building is a large detached building in extensive grounds and because of

this the new hall would read as a subordinate and sympathetic extension.

7. One of the ideas that we put forward on our “suggested proposal”, also attached, was the separation of vehicular access from pedestrians and it appears that will form part of a later application. Whilst this might be a controversial suggestion, we are concerned, if the overall masterplan might eventually put the vehicular entrance to the east, and the pedestrian/pupil entrance to the west, then why does this current application site the kitchen to the west? Will kitchen deliveries and refuse collection still go through the existing west entrance, or through the playground, both routes being ideally pedestrianised for reasons of child safety? This does not appear to have been thought through.

Officer's comment: Should an application be submitted to change the vehicular access, any changes to deliveries and refuse collection would be assessed as part of that application. Transport officers have reviewed the current application and the proposed development does not raise any safety concerns.

8. We welcome the advice from GLAAS and agree that, if approved, an archaeological condition must be applied in the form they recommend.

Officer's comment: Greater London Archaeological Advisory Service have been consulted and they agree that a watching brief during development would be the most appropriate mitigation strategy. This would be secured by condition. The wording of the condition has been agreed with GLAAS.

Site Description

The site is a 3 storey school building with additional accommodation at roof level 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'.

Relevant History

2017/7080/P: 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. Granted Subject to a Section 106 Legal Agreement 10/10/2018

2018/5726/P: Increase (24.6sqm) in the size of the sports changing room facility at subterranean level to 'Extension to the east to provide drama studio and re-provide classroom to existing school; creation of a sports changing room facility at subterranean level and single storey entrance structure above at playground level' approved under planning permission 2017/7080/P dated 10/10/2018. (Decision pending)

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

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

2013/1918/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

Camden Planning Guidance

CPG1 Design (July 2015, updated March 2018)
CPG Amenity (March 2018)
CPG Basements (March 2018)
CPG7 Transport (September 2011)

Highgate Village Conservation Area statement 2007

Assessment

1. Proposal

- 1.1. The application seeks approval for a single storey extension to the existing school to provide a new school hall and kitchen facilities. The hall would be multi-purpose with the capability of seating the entire school and would provide enhanced accessibility.
- 1.2. The extension would have a floorspace 195sqm 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.
- 1.3. The hall would be built of brickwork to match the main building. The contrasting bay windows and doors would be in traditional bronze finish.
- 1.4. The perimeter of the hall roof and the whole of the kitchen roof would be a green roof. The rest of the hall roof would provide a play-area (with glazed balustrades) which would be accessed from existing ground floor.
- 1.5. Background
- 1.6. A previous application (ref: 2017/7080/P) which originally included a hall was revised and approved without this element so that further discussions could be undertaken with senior design officers within Camden.
- 1.7. The current application reduces the depth of the hall by 2 metres and by 3 metres in the north/south direction from the previous planning submission. The current proposal measures 195sqm GIA (as compared to the previous 213sqm GIA). In addition, the fenestration has been altered and other amendments made including a glass balustrade that would be significantly inset from the roof edge and a green roof to minimise visual impact.

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 development would not increase the pupil capacity of the school and the development simply provides a permanent multi-purpose hall (with the capability of seating the entire school) and new kitchens. The proposed improvement of existing facilities accords with Policy C2.
- 2.5. **Design and impact on Conservation Area**
- 2.6. 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.

- 2.7. The host building is a large detached building in extensive grounds and because of this, and the complementary design of the extension, the new hall reads as a subordinate and sympathetic addition which respects the local context and character of the site and wider area, in compliance with Local Plan Policy D1. The impact of the new school hall is also minimised because of the gradient of the land which drops away behind the host building. The extension has a well-considered and contextual roof form and the materials palette comprises gault bricks in imperial dimensions to match the host building with contrasting bronze fenestration. The school hall reads as a subservient and complementary addition, honestly contemporary and separate from the main building. It is not considered that the new school hall or the inclusion of a plinth harms the architectural appreciation of the existing building.
- 2.8. In terms of impact on the wider conservation area and views into the site, the school buildings front Highgate High Street and are situated on a terrace with the grounds behind declining to the rear. To the immediate rear is a large asphalt playground area. A high brick wall obscures views of the Northern boundary of the site and large mature trees screen the Eastern, Western and Southern boundaries. There are some listed buildings surrounding the periphery of the site, however due to the extensive grounds and limited visibility described above, the works are not considered likely to affect the setting of these buildings.
- 2.9. For the above reasons it is considered that the proposed works comply with Local Plan Policy D1 and would serve to preserve or enhance the character and appearance of the conservation area, in compliance with Local Plan Policy D2 and Policy DH2 of the Highgate Local Plan. Details of the materials and new fenestration would be secured by condition. Details of the green roof would also be secured by condition.
- 2.10. **Development on Metropolitan Open Land**
- 2.11. 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.
- 2.12. 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".
- 2.13. 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 recently approved extension (under the existing eastern terrace) and the underground changing room (adjacent to the existing tennis courts) together added 367.48sqm (planning ref: 2017/7080/P). This included 203.01sqm formed by opening up the undercroft under the terrace.

- 2.14. The only other extension since 1948 was in 2013 (2013/1918/P) for a new entrance lobby (21.5sqm). The 21sqm entrance lobby has not been included in the calculations to inform whether the proposed addition is considered proportionate or disproportionate.
- 2.15. 'Disproportionate' is not defined in national guidance. At appeal it is generally held that each case should be considered on its own merits. Recent appeal decision highlighted by the planning resource 'Development Control Practice' indicate a range of size of extensions that have been deemed proportionate extensions in Green Belt. An extension that represents a 10% of the size of the original property has been regarded as proportionate. It is noted that some local authorities have a rule of thumb percentage in excess of 30% to identify what is disproportionate.
- 2.16. While the size of the southern extension is relatively large, it is not considered disproportionate, given the significant bulk, height and mass of the existing building. The existing buildings on site include both the main building and a two storey building just to the west. The western building is only 3.9m from the main building and so the volume and floorspace of the building could be taken into account when assessing the size and impact of the proposed additions.
- 2.17. The floorspace of the existing main building is approx. 1241sqm and the floorspace of the existing western building is approx. 335sqm. The floorspace of the main building does not include the 21sqm entrance lobby since this would not form part of the original building as defined by the NPPF.
- 2.18. The volume of the existing main building is approximately 4588 cubic metres (1241sqm of floorspace) and the volume of the existing western building is 1083 cubic metres (335sqm). The volume added to the existing building by the current application would be approximately 876.5 cubic metres which equates to 204.32sqm of additional floorspace (GEA). The additional volume equates to 19.1% increase in the cubic volume of the building. This demonstrates that the proposed extension would not be a disproportionate addition.
- 2.19. In addition, an assessment has been made which takes into account the recently approved extensions (under ref: 2017/7080/P) alongside the extension (hall and kitchen) proposed by the current application. The volume added to the existing building when taking all these extensions into account would be approximately 1979 cubic metres which equates to 571.8sqm of additional floorspace. This would be made up of the following spaces: (the current application is highlighted in orange)

Extension	Floorspace	Height	Cubic volume
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
Hall and Kitchen	204.32	4.29	876.5
Total Cubic Volume including opened up undercroft	571.8		1978.9
Total Cubic Volume excluding below ground changing room	443.33		1633.3
Total Cubic Volume excluding opened up undercroft	368.79		1329.3
Total Cubic Volume excluding opened up undercroft and below ground changing room	240.32		983.7

- 2.20. The total additional volume excluding the below ground changing room would be 1633.3m³. This represents a 35.6% 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 (983.7m³) would represent a 21.44% increase in the cubic volume of the building above ground level. It is considered that the above calculations demonstrate, when considered cumulatively, the extensions would not be disproportionate additions over and above the size of the original building and therefore would be appropriate development in Metropolitan Open Land.
- 2.21. The proposed changing room previously approved is excluded from the above calculations as it is considered under a different part of 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 approved underground changing room is considered to meet this criteria.
- 2.22. 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.
- 2.23. 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.
- 2.24. 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.

2.25. 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.

2.26. **Excavation**

2.27. The hall would be sunk 1.35m below the existing playground level. A basement impact assessment has been submitted to support the application. The BIA has already been assessed by the Council's independent auditor Campbell Reith as part of the previous application in which a larger hall was originally proposed but then omitted from the final scheme. As a result Campbell Reith's conclusions would still apply to the current proposal.

2.28. 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. Drainage is considered further in a separate section below.

2.29. 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.

2.30. Campbell Reith concluded 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.

2.31. **Trees**

2.32. An arboricultural impact assessment has been submitted. The assessment has been reviewed by a the Council's 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.

2.33. An area Tree Preservation Order (TPO - ref. C86-A1) exists which covers the entire site. The TPO was served in 1977 and only covers trees that were present at that time. This means it is likely that of the trees proposed to be removed only T4 and T5 are old 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.

2.34. The removal of T4, T5, G1 and part of G3 were approved under the previous application (ref: 2017/7080/P) In addition to these trees, the development of the hall requires the removal of T1 (a Pittosporum). Tree officers have reviewed the loss of T1 are consider the visual amenity and canopy cover can be mitigated by replacement tree planting. An additional tree would be secured via a landscaping condition (giving five new trees in total).

- 2.35. 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.
- 2.36. 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.
- 2.37. **Amenity**
- 2.38. 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.
- 2.39. **Ecological impacts**
- 2.40. 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. The Nature Conservation officer has also recommended conditions requiring the submission of a Construction Method Statement and a Lighting Strategy as well as planting for biodiversity to enhance the adjacent SINC site, as recommended in the Preliminary Ecological Assessment. This would also be secured by condition.
- 2.41. **Sustainable Drainage**
- 2.42. 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.
- 2.43. **Archaeology**
- 2.44. 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.

2.45. **Transport**

2.46. The proposal has been assessed and negotiated 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

2.47. Due to the scale and nature of the works, a Construction Management Plan would be required. The Council would seek to limit the delivery times outside of peak hours for schools. The standard hours for delivery will need to be limited to 9:30am – 3:00 pm, to avoid pupils starting and ending school. The Council would also need an understanding of how the traffic would be managed on site, for what will be a functioning school. A Construction Management Monitoring fee will also be required of £3,136. A condition would also be required to ensure the suitability of non-road mobile machinery and for air quality monitoring.

Highways contribution

2.48. 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 (3 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.

2.49. 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

2.50. 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.

2.51. Travel plan

2.52. The school has already agreed to a pupil cap of 350 in the previous application and this development will not lead to additional trips to and from the site but better provisions for the pupils. A School Travel Plan will not be required as this has already been secured as part of the previous application.

3. **Recommendation:**

3.1. Grant planning permission subject to a s106 legal agreement

3.2. Expected legal agreement heads of terms:

- CMP and CMP monitoring fee (£3,136)

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th February 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

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

Application Ref: **2018/4925/P**

07 February 2019

Dear Sir/Madam

DRAFT

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:

DECISION

Erection of single storey rear extension to south elevation to provide school hall (with play area above) and kitchen facilities.

Drawing Nos: Site location plan (343.36/PLA06)

Existing drawings: 343.36/: PLA50; PLA51; PLA53;

Proposed drawings: 343.36/: PLA54; PLA55; PLA56; PLA57; PLA58 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 Oct 2018; Historic environment assessment prepared by MOLA dated November 2017; Written Scheme Of Investigation prepared by MOLA dated 13/12/2017; Drainage Strategy & Flood Risk Assessment Report prepared by Heyne Tillett Steel dated 13/12/2017; Preliminary Ecological Appraisal Survey prepared by Arbtech dated 04/01/2019; Heritage Statement prepared by the Heritage Advisory dated Sept 2018; Pre-application letter prepared by GLAAS; Landscape and Visual Appraisal prepared by Scarp dated Oct 2018; Arboricultural Method Statement prepared by Arbtech dated 17 December 2018; Arbtech TPP 01 Phase 2 C; Arbtech TPP 01 Phase 1 C; Design and Access Statement prepared by Prime Meridian dated 01/10/2018; Arbtech AIA 01; Arbtech TCP 01 Rev A

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/: PLA50; PLA51; PLA53;

Proposed drawings: 343.36/: PLA54; PLA55; PLA56; PLA57; PLA58 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 Oct 2018; Historic environment assessment prepared by MOLA dated November 2017; Written Scheme Of Investigation prepared by MOLA dated 13/12/2017; Drainage Strategy & Flood Risk Assessment Report prepared by Heyne Tillett Steel dated 13/12/2017; Preliminary Ecological Appraisal Survey prepared by Arbtech dated 04/01/2019; Heritage Statement prepared by the Heritage Advisory dated Sept 2018; Pre-application letter prepared by GLAAS; Landscape and Visual Appraisal prepared by Scarp dated Oct 2018; Arboricultural Method Statement prepared by Arbtech dated 17 December 2018; Arbtech TPP 01 Phase 2 C; Arbtech TPP 01 Phase 1 C; Design and Access Statement prepared by Prime Meridian dated 01/10/2018; Arbtech AIA 01; Arbtech TCP 01 Rev A

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) Details including sections at 1:10 of all windows (including jambs, head and cill);

b) 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 1 rev. C and Arbtech TPP 01 Phase 2 rev. C dated Jan 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 No development shall take place until full details of the 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 have been in place for 3 months prior to the proposed implementation date. The monitors shall 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 G1, A1, D1 and CC4 of the London Borough of Camden Local Plan 2017.

- 8 Timing of vegetation clearance (breeding birds)

Prior to commencement of works, buildings shall be inspected to confirm if any active birds nests are present and any areas not in use by birds should be blocked or covered with netting to prevent birds returning to use them. Wherever possible, works shall be undertaken between September and February inclusive to avoid the main bird breeding season. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present then the works shall not commence until the fledglings have left the nest, irrespective of season.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 Hard and soft landscaping including biodiversity enhancements

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 shall be 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), planting for biodiversity to enhance the adjacent SINC site, as recommended in the Preliminary Ecological Assessment hereby approved 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.

- 10 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 any phase of the development] [, prior to the occupation for the permitted use of the development or any 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, A5, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to the commencement of above ground works, details of bird and bat nesting features (boxes or bricks) and invertebrate boxes shall be submitted to and approved in writing by the Local Planning Authority. Features should be integrated into the fabric of the building, unless otherwise agreed by the Local Planning Authority, as per recommendations in section 4.2 of the Preliminary Ecological Appraisal hereby approved. Details shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.

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.

12 Lighting Strategy

Prior to commencement of development, full details of a lighting strategy (both temporary and permanent) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include information about potential light spill on to buildings, trees, lines of vegetation and bat boxes plus a lux level contour plan which should extend outwards to incremental levels to zero lux. The strategy should demonstrate how it will minimise impact on biodiversity by maintaining dark areas and corridors along boundary features in particular the adjacent SINC, bat boxes and lines of trees/vegetation, in line with recommendations in 4.2 of the Preliminary Ecological Appraisal hereby approved. The strategy should also ensure no light spill outside of the site boundaries. The development shall not commence 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.

13 Archaeology - Written Scheme of Investigation

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.

14 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.

15 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.

16 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.

17 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.

18 Living roof

Prior to the commencement of above ground works, full details of a biodiverse, substrate-based extensive living roof shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Preliminary Ecological Appraisal hereby approved and should reflect the local conditions and species of interest. The details shall include the following:

- A. detailed maintenance plan;
- B. details of its construction and the materials used;
- C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm; and
- D. full planting details including species showing planting of at least 16 plugs per m2.

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

19 Construction Method Statement: Biodiversity

Prior to commencement of works a method statement for a precautionary working approach to biodiversity should be submitted to the Local Planning Authority and approved in writing. This shall include approaches to avoid or mitigate any potential impacts on wildlife. The statement should also seek to avoid any impacts on protected species, especially amphibians and bats, and on the adjacent Site of Importance for Nature Conservation (SINC) following the recommendations (section 4.2) of the Preliminary Ecological Assessment hereby approved. The works shall be carried out in accordance with the details thus approved.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of the London Plan (2016) and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

20 Precautionary Bat Survey

If more than 1 year passes between the most recent bat survey and the commencement of building and/or tree works, an updated bat survey must be undertaken immediately prior to building or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.

Reason: To ensure the development contributes towards the protection and creation of habitats and valuable areas for biodiversity in accordance with the requirements of the London Plan (2016) and Policy A3 of the London Borough of Camden Local Plan 2017.

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 With respect to Condition 19 'Construction Method Statement: Biodiversity' you are advised that examples of approaches to avoid or mitigate any potential impacts on wildlife include:

Any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape; any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work day to prevent animals entering/becoming trapped, in line with best practice.

5 With respect to Conditions 9 'Hard and soft landscaping including biodiversity enhancements' and ' 11 'Habitat boxes', you are advised that guidance on landscape enhancements and biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.

6 With respect to Condition 18 'Living roof' you are advised that guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.

7 Invasive Species Informative:

The Preliminary Ecological Assessment identified the presence of Himalayan Balsam which is listed on Schedule 9 of the Wildlife & Countryside Act 1981. Given the location of the infestation to the adjacent SINC, care should be taken to ensure that the infestation is eradicated and is not permitted to spread beyond the site boundary. A method statement for the management of Himalayan Balsam as per the recommendation in 4.2 of the Preliminary Ecological Assessment should be prepared.

8 Protected Species Informative:

All site operatives must be made aware of the possible presence of protected species during works. If any protected species or signs of protected species are found, works should stop immediately and an ecologist should be contacted. The applicant may need to apply for a protected species licence from Natural England.

9 Biodiversity Data Informative:

You are advised that the biodiversity information/ecological assessment provided as part of this application will be made available to Greenspace Information for Greater London [GIGL], the capital's environmental records centre.

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

DRAFT

DECISION