

Application ref: 2018/4963/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 16 April 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Channing Junior School
1 Highgate High Street
London
N6 5JR

Proposal:

Details required by conditions 6 (Structural Engineer), 13 (excavations in relation to trees), 17 (non-Road mobile Machinery), 18 (Air Quality Monitors) and 19 (Dust and Pollutant Management Plan) of planning permission 2017/7080/P dated 10/10/2018 (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).

Drawing Nos: Letter from Rolfe Judd dated 15 October 2018; Appointment of Heyne Tillett Steel as Structural Engineer; 1843P080 Rev C1; Retained tree - excavation details Sk021; Dust Management Plan prepared by Kairus dated 5/2/19; Specifications of dust monitor DM11; Log of NRMM registered plant; Copy of Curo 1 Oct to Dec 15 Min Averages; Copy of Curo 2 Oct to Dec 15 Min Averages; Photographs of dust monitors; Email from Rolfe Judd dated 4/4/19 agreeing to Sustainability Officer's requirements.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

Condition 6: Chartered engineer

The details of the chartered engineer and the appointee's responsibilities are considered acceptable. Therefore the development would safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area.

Condition 13: Excavations in relation to trees

The submitted details demonstrate the method of protecting 'Tree 3', the only tree which could potentially be impacted by the development. The tree officer has reviewed the submission and the details of excavations are considered acceptable. It is accepted the development would not have an adverse effect on any existing trees.

Condition 17: non-Road mobile Machinery

A log of the registered non-Road mobile Machinery has been provided. The sustainability officer has reviewed the submission and the details are sufficient to demonstrate the air quality of the area would be safeguarded.

Condition 18: Air Quality Monitors

Two DM11 real-time optical particulate monitors measuring PM10 and PM2.5 were located at the Site on 27th September 2018, prior to any construction works being carried out at the Site to allow baseline data to be collected prior to any influence from construction activities and traffic. The monitors are located along the northern boundary of the Site. The limit for an amber alert of > 150 and a red alert of >200 over a 15 minute average has been set. The most recent monitoring averages demonstrate the site to be significantly below these levels. The submitted details have been reviewed by the sustainability officer and are sufficient to safeguard the amenities of the area.

Condition 19: Dust and Pollutant Management Plan

An updated DMP which considers medium risk projects and increased mitigation has been submitted. This includes trigger alert levels for the real time dust monitors. The applicant has agreed to provide monthly summary reports to the Council's air quality inbox as well as alert emails if the 'red' threshold is reached. The submitted details have been reviewed by the sustainability officer and are sufficient to safeguard the amenities of the area and local air quality would be protected.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies D1, D2, G1, A1, A2, A3, CC1, CC4 and A5 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4 (samples of materials), 7 (bats method statement), 8 (hard and soft landscaping), 10 (bird and bat boxes) and 11 (Lighting Strategy) of planning permission granted on 10/10/2018 ref: 2017/7080/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer