

Application ref: 2018/4925/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 9 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
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:

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 A; PLA55 A; PLA56; PLA57 C; 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 27/01/2019; 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 22 February 2019; Arbtech TPP 03; Design and Access Statement prepared by Prime Meridian dated

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/: PLA50; PLA51; PLA53;

Proposed drawings: 343.36/: PLA54 A; PLA55 A; PLA56; PLA57 C; 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 27/01/2019; 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 22 February 2019; Arbtech TPP 03; Design and Access Statement prepared by Prime Meridian dated 01/10/2018; Arbtech AIA 03; 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 03 dated Feb 2019 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 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), planting for biodiversity to enhance the adjacent SINC site (as recommended in the Preliminary Ecological Assessment hereby approved) and details of at least 5 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 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 blue rectangular background.

Daniel Pope
Chief Planning Officer