

Application ref: 2019/1922/P
Contact: David Peres Da Costa
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Date: 3 September 2019

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Rolfe Judd Planning
Old Church Court
Claylands Road
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 of landscaping (trees) required to partially discharge condition 9 of planning permission 2018/4925/P dated 09/04/19 (for erection of single storey rear extension to south elevation to provide school hall (with play area above) and kitchen facilities).

Drawing Nos: Arboricultural Method Statement prepared by Arbtech dated 26 June 2019; Arbtech TPP 03 D; Tree Planting & After Care Program Channing school 2019 prepared by UGL Ltd; Arbtech AIA 03 A; Letter prepared by Rolfe Judd regarding T3 and T9 dated 13th May 2019

Informative(s):

1 Reason for granting permission

The tree officer has agreed that T9 would be removed rather than relocated. An additional replacement tree would therefore be required. Details of six replacement trees have been provided. The details have been revised so that the replacement trees would be 20-25cms in circumference at 1m in height

(rather than 30/35 cm). A revised drawing has been provided which shows tree B (Norway Maple) moved to the proximity of Tree 13 (which has been removed). This would allow it to be visible from the Highgate High Street frontage in the future. T3 is being removed and there is no objection to this. There would be weekly visits (during the growing season) for the replacement and relocated trees to ensure the trees are getting water during the summer. Water gators would ensure consistent watering. The gators would be refilled each week during the growing season. The submitted details have been reviewed by the Council's tree officer. The revised maintenance plan is considered sufficient to demonstrate the replacement/relocated trees would be adequately maintained.

The details would ensure the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area. As such the condition can be part discharged. Details are still required for planting for biodiversity to enhance the adjacent SINC site. An informative reminding the applicant of this would be added to the decision.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

- 2 You are reminded that conditions 5 (tree protection) and 9 (Hard and soft landscaping - biodiversity enhancements) of planning permission granted on 09/04/19 ref: 2018/4925/P are outstanding and require details to be submitted and approved.

Details have been submitted for condition 6 (chartered engineer), 7 (air quality monitors), 11 (bird and bat boxes), 12 (Lighting Strategy), 14 (excavations affecting trees), 18 (biodiverse roof) and 19 (Construction Method Statement: Biodiversity) of planning permission granted on 09/04/19 ref: 2018/4925/P, and these are pending determination.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer