

Application ref: 2019/1822/P
Contact: David Peres Da Costa
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Date: 3 September 2019

Development Management
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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 hard and soft landscaping required by condition 8 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: 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.

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 condition 7 (bats method statement) of planning permission granted on 10/10/2018 ref: 2017/7080/P is outstanding and require details to be submitted and approved.

You are advised that details for conditions 10 (bird and bat boxes) and 11 (Lighting Strategy) of planning permission granted on 10/10/2018 ref: 2017/7080/P have been submitted and 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer