

Application ref: 2019/2523/P
Contact: David Peres Da Costa
Tel: 020 7974 5262
Date: 26 November 2019

Development Management
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Rolfe Judd Planning
Old Church Court
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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 Construction Method Statement (Biodiversity) required by condition 19 of planning permission 2018/4925/P dated 09/04/2019 (for erection of single storey rear extension to south elevation to provide school hall (with play area above) and kitchen facilities).

Drawing Nos: Ecological Mitigation Plan prepared by Arbtech dated 25th March 2019

Informative(s):

1 Reason for granting permission

An Ecological Mitigation Plan has been submitted. This includes a method statement for a precautionary working approach to biodiversity. The submitted details have been reviewed by the Nature Conservation Service. The details demonstrate the development would protect biodiversity and are considered acceptable.

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 A3 and CC2 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 conditions 7 (air quality monitors), 11 (bird and bat boxes), 12 (Lighting Strategy), 14 (excavations affecting trees) and 18 (biodiverse roof) 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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer