

Application ref: 2019/2575/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 28 November 2019

**Development Management**  
Regeneration and Planning  
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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 building foundations and service trenches (trees) required by condition 14 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: 1843 P092 C1; 1843 P330 C1; 1843 P093 C1

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting approval:

Construction drawings have been provided with details of the proposed foundations for the development. The tree officer has reviewed the submitted drawings. The proposed foundations within the root protection area (RPA) of T2 are considered acceptable as pile and beam foundations would be used and the degree of RPA encroachment is minor. All other foundations are outside of the RPAs of trees to be retained. The details are considered

acceptable and demonstrate that the development would not have an adverse effect on existing trees.

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 details are in general accordance with policies A2 and A3 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) 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



Daniel Pope  
Chief Planning Officer