

OC/P5900
30 January 2020

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam,

Town and Country Planning Act 1990 (As Amended)
Channing Junior School, 1 Highgate High Street, London, N6 5JR
Partial approval of details pertaining to condition 9 (hard and soft landscaping) of planning permission 2018/4925/P

On behalf of the applicant, The Channing School, we hereby submit details pertaining to condition 9 (hard and soft landscaping) of planning permission 2018/4925/P.

The application has been submitted via the Planning Portal under the reference: PP-08467489. The application fee of £116 has been paid via the Planning Portal.

This application is a partial approval of details. Previous details, pertaining to the trees were approved under application 2019/1922/P. This application seeks consent for all remaining details reserved by the condition.

Planning application 2018/4925/P was granted on the 9th April 2019 for:

‘Erection of single storey rear extension to south elevation to provide school hall (with play area above) and kitchen facilities.’

Condition 9 of the consent states:

‘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

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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.'

In support of the application, the following documents are submitted for approval:

- Soil Build-Up – Drawing 3.0 Version 4 – prepared by Peter Reader Landscapes
- Planting Plans: South Beds – Drawing 5.0 Version 4 – prepared by Peter Reader Landscapes
- School Beds: Planting – Drawing 5.1 Version 1 – prepared by Peter Reader Landscapes

We trust the submitted information to be clear and of assistance, and we look forward to a swift and positive determination. Should however you require anything further, or wish to discuss the information submitted, please do not hesitate to contact the undersigned.

Yours sincerely,

Oliver Coleman

Oliver Coleman
BA (Hons), MSc, MRTPI

For and on behalf of
Rolfe Judd Planning Limited

Cc R. Hill Channing School
J. Bater Prime Meridian