

Application ref: 2019/2576/P
Contact: David Peres Da Costa
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Date: 17 March 2020

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 living roof required by condition 18 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: Bauder wildflower blanket XF118; Bauder Biodiverse Systems General Maintenance Information; 343.43 / WD315 A; 343.43/ WD316

Informative(s):

1 Reason for granting permission

Revised details have been provided that include a detailed maintenance plan and details of the planting species and density. A Bauder mat/blanket system is proposed (product Wildflower Blanket Xero Flor XF118). It would comprise of 24 native species. The roof would be maintained in accordance with Bauder's maintenance information. Nature conservation officers have reviewed the submitted details and confirmed the submitted details are satisfactory in demonstrating that the development would undertake reasonable measures to

take account of biodiversity at the site.

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 CC1, CC2, CC3, D1, D2 and A3 of the Camden Local Plan 2017.

- 2 You are reminded that condition 5 (tree protection) of planning permission granted on 09/04/19 ref: 2018/4925/P is outstanding and requires detail to be submitted and approved.

Details have been submitted for condition 12 (Lighting Strategy) and 9 (Hard and soft landscaping - biodiversity enhancements) 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