

Application ref: 2020/0466/P
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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 hard and soft landscaping (planting for biodiversity) required by condition 9 of planning permission 2018/4925/P dated 9/04/19 (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: Drawing 3.0 Version 4.0; Drawing 5.0 Version 5.0; Drawing 5.1 Version 2.0

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission

This condition has already been discharged in relation to trees (planning ref: 2019/1922/P). This application seeks to discharge the remainder of the

condition as it relates to planting for biodiversity to enhance the adjacent SINC site. The details were revised to include a greater quantity of native species especially along the edge of the site where it adjoins Waterlow Park. Native species have value to native wildlife. Most butterflies and moths rely on specific native plants and trees to feed their young. A good percentage of the plants would be native or from natural woodland habitats. Examples of the former include the use of Alder trees, *Viburnum opulus*, rambling roses and UK native ferns, and of the latter, shrubs such as *Prunus spinosa*.

The inclusion of a number of large flowering shrubs (some of which are evergreen) would provide habitats for birds and other small animals as well as nectar and later in the year berries which would act as a food source.

As part of providing all year interest the beds would be planted with a mix of species that flower at different times of year, providing a source of food for insects for a long period.

Wood piles would be included in the shrub areas and under trees. These would provide an excellent source of habitats and food for a variety of creatures.

The submitted details have been reviewed by Nature Conservation. The details demonstrate that the development would achieve a high quality of landscaping with benefits for biodiversity that would enhance the adjacent SINC 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 A2, A3, D1 and D2 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) of planning permission granted on 09/04/19 ref: 2018/4925/P, and this is 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment