

OC/P08117
01 July 2021

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
Approval of Details Reserved by a Condition pertaining to Condition 6 (Cycles) and Condition 8 (Hard and Soft Landscaping) of planning permission 2019/5756/P

On behalf of the applicant, The Channing School, we submit an approval of details application pertaining to Condition 6 (Cycles) and Condition 8 (Hard and Soft Landscaping) of planning permission 2019/5756/P.

The application has been submitted via the Planning Portal under the reference: PP-09998416 along with the application fee of £116.

Planning History

Planning permission 2019/5756/P was granted on 3rd December 2020 for:

'Alterations to boundary wall on Highgate Hill in connection with creation of new vehicular access, installation of gates and reconfiguration of existing car park (including bin enclosure).'

Condition 6 of the consent states:

'Before the development commences, details of secure and covered cycle storage area for 9 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first use of the car park and permanently retained thereafter.'

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.'

Condition 8 of the consent states:

Architecture Planning Interiors

Old Church Court, Claylands Road, The Oval, London SW8 1NZ

DD 020 7556 1508
E oliverc@rolfe-judd.co.uk

T 020 7556 1500
www.rolfe-judd.co.uk

Camden Council
July 2021

'No development shall take place until 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 at least 1 replacement tree and any proposed earthworks including grading, mounding and other changes in ground levels. The details shall also set out how Sustainable Drainage Systems will be implemented. 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 contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, CC3, D1 and D2 of the London Borough of Camden Local Plan 2017.'

Approval of Details

The application seeks the full approval of details as required by conditions 6 and 8.

For Condition 6 (Cycles), the 'Eco Cycle Shelter and Rack' product prepared by Urban Street Products will be installed. This provides 5 Sheffield stands (10 spaces) and comes with a sheltered roof. The frame is bolted into the ground for security. The details meet and exceed the requirements of the condition. The following documents are relevant for the condition:

- Eco Cycle Shelter and Rack product prepared by Urban Street Products (ref: USP/ES10/5HR).
- Drawing 343.47/PLC/01 Rev A
- Drawing 343.47/PLC/02 Rev A

For Condition 8 (Hard and Soft Landscaping), the permeable paving will be Marshalls Conservation Piora finished in charcoal. Marshalls tarmac kerb and a permeable tarmac will be laid on the other hardstanding areas. This is the same hard-standing treatment as the rest of the Channing School develop to maintain consistency across the site.

Reflecting Condition 7 as part of the landscaping works, 8 EVCP's are shown and the chosen product is from EV One Stop.

The plans identify a new 1000 DIA soakaway from the bin enclosure to the entrance area, and a drainage channel across the new gates in respects of site drainage.

3 semi-mature yew trees will be planted between the car park and the tennis court as identified on the submitted plan, exceeding the requirements of the condition.

The details for approval in respect of Condition 8 are:

- EV One Stop Basic Charge Product Information.
- Drawing 343.47/PLC/01 Rev A
- Drawing 343.47/PLC/02 Rev A

We trust you agree the submitted details are as required by the conditions and we look forward to a swift and positive outcome. Should you require anything further however, or wish to discuss the proposal, please do not hesitate to contact the undersigned.

Camden Council
July 2021

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