

Application ref: 2021/3234/P
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Date: 3 March 2022

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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 cycle storage (Condition 6), electrical charging points (Condition 7) and hard and soft landscaping including details of SUDs and alterations to the new boundary wall (Condition 8) of planning permission 2019/5756/P dated 14/12/2020
Drawing Nos: 343.47/PLC/01 (Rev B), 343.47/PLC/02 (Rev B), 343.47/PL05 (Rev E), SuDS Proforma, Channing School - Car Park Drainage Note (15/02/2022) and Electric Charge Points Document

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

Informative(s):

1 Reasons for granting permission/consent

Condition 6 requires details of the cycle storage for 9 bicycles on site. The site plan as submitted demonstrates a secure storage unit 5 Sheffield cycle stands which accommodate 10 and means the provision is considered acceptable. Upon consultation with the transport officer this was also confirmed as acceptable.

Condition 7 requires electric vehicle charges (3 for cars and 5 for minibuses). The site plan demonstrates that EVCP's are for each parking space provided and therefore complies with the condition. Upon consultation with the transport officer this was considered acceptable.

Condition 8 requires all of the hard and soft landscaping details to be provided including the un-built, open areas. Furthermore it requires the addition of 1 tree as well as any groundwork details. SuDs details are also required. The site plan demonstrates that there will be an addition of three trees instead of one and upon consultation with the tree officer this was considered acceptable. After consultation with the Council's Sustainability Team the SuDs proforma and additional flood risk information provided is considered to be satisfactory. The additional information confirmed that 565m² of pervious pavements providing 8.5m³ of infiltration storage will be provided and maintained and there will be no flooding in the 1 in 30 year, no flooding of buildings in the 1 in 100 year event and exceedances do not flow towards the road.

No objections were raised however Highgate CAAC commented on the installation of more EV charging points, trees, cycle spaces and sustainable construction. These details have all been approved within this application.

As such, the proposed development is in general accordance with policies CC3, D1, D2, T1, A2 and A3 of the London Borough of Camden Local Plan 2017 and T6.1 of the London Plan 2021.

You are advised that conditions 4, 5, 10 and 12 relating to planning permission 2019/5756/P, dated 14/12/2020 are still outstanding

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer