

OC/P08117
16th May 2022

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 4 (Detailed Design) and
Condition 5 (Material Sample) of planning permission 2019/5756/P

On behalf of the applicant, The Channing School, we submit an approval of details application pertaining to Condition 4 (Detailed Design) and Condition 5 (Material Sample) of planning permission 2019/5756/P.

The application has been submitted via the Planning Portal under the reference: PP-09998598 along with the application fee of £116. The application has been referenced: 2022/0044/P by the local authority.

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 4 of the consent states:

‘Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including elevation and sections at 1:10 of gates and brick piers*
- b) Manufacturer’s specification details of all facing materials including bricks (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).*

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Condition 5 of the consent states:

'Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.'

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy 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 4 and 5.

The detailed design is provided on the following drawing.

- 343.47/PLC/10 Rev A

Two sample piers were constructed onsite concerning condition 5. Following discussion with officers the below brick choice has been made. The piers are to be constructed from reclaimed bricks, so no technical specification is available. This is so that the 'new' brickwork merges more successfully with the existing wall. The bricks will also be stained to age the bricks further to help the new piers merge with the existing wall. Photos of the sample are below:



Chosen brick – Left and centre on a dull-day, right on a sunny day

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

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proposal, 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