Ryan Ward

Town Planning Lead

Mace Dragados HS2 Project Office

Gavin Sexton

Principal Planner

Regeneration and Planning

London Borough of Camden

*Submitted via Planning Portal*

 27 September 2023

Dear Gavin,

**Application for Redevelopment of the site to include change of use of former school building (Class D1) to office use (Class B1a) with associated external alterations, use of existing ancillary gym building as multi-use community facility (Class D1/D2), erection of a two storey Construction Skills Centre (Class D1) and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years (your ref: 2019/3091/P)**

I am writing in relation to the conversion and reuse of the former Maria Fidelis school building.

Bringing forth the redevelopment of the Maria Fidelis site is important not only in supporting the delivery of the HS2 Euston project, but also in allowing greater use of the site for community benefit. The applicant is seeking to make a non-material amendment to the permission for redevelopment, in order to regularise the proposal description. The new wording removes references to previous use classes and ensures clarity around proposed uses. The revised description reflects the pre-application advice provided by London Borough of Camden’s Regeneration and Planning team. Full details of the changes are laid out below:

“*Redevelopment of the site to include change of use of former school building ~~(Class D1)~~ to office use ~~(Class B1a)~~ with associated external alterations* ***and*** *~~use of existing ancillary gym building as~~ multi-use community facilit****ies*** *~~(Class D1/D2)~~; erection of a two storey Construction Skills Centre ~~(Class D1)~~ and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years*.”

The updated wording retains mention of the erection of a two storey Construction Skills Centre. Pre-application advice from London Borough of Camden officers suggested that removal of this element from the description was not considered necessary, and so it has been retained. However, a separate planning permission has been granted for the erection of a six-storey combined Construction Skills Centre and HS2 Site Accommodation building (your ref: 2021/3796/P). This is now under construction, and so precludes the implementation of a two storey Construction Skills Centre as permitted by this consent.

The planning application fee of £234 has been paid via the Planning Portal. Please do not hesitate to contact me if you have any queries, and I look forward to receiving written confirmation once a decision on granting the amendment has been made.

Yours sincerely



Ryan Ward

Town Planning Lead

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