

Application ref: 2023/4110/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Email: Gavin.Sexton@camden.gov.uk
Date: 4 October 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mace/Dragados Joint Venture
The Podium
2nd Floor
1 Eversholt Street
London
NW1 2DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:

Former Maria Fidelis School
2-10 North Gower Street
London
NW1 2LY

Proposal: Non-material amendment to planning permission ref: 2019/3091/P granted 15 October 2021 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all as meanwhile uses for a period of 10 years'; namely to amend the description of development to remove references to superseded use classes and alter reference to use of gym.

Drawing Nos: Cover letter dated 27 Sept 2023 from Mace Dragados HS2 Project Office;

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, the description of development for planning permission ref. 2019/3091/P dated 15/10/2021 shall be replaced with the following description:

Redevelopment of the site to include change of use of former school building to office use with associated external alterations and multi-use community facilities;

erection of a two storey Construction Skills Centre and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval :

The amendments propose alterations to the wording of the development description. No physical alterations are proposed.

The new description will omit reference to the specific location of the community use to allow more flexibility over where this is provided in the building. Removal of this information would have no material impact on the planning permission, as the description still identifies the uses of the development. The removal of references to Use Classes which have been superseded in legislation since the approval of planning consent does not change the consented uses within the building.

The full impact of the scheme has already been assessed by virtue of the previous approval granted under reference number 2019/3091/P dated 15/10/2021. In the context of the approved scheme, it is considered that the amendments would not have any additional material impact and are acceptable as non-material changes.

- 2 You are advised that this decision relates only to the changes highlighted in the submitted cover letter and set out in the description and on the application form and shall only be read in the context of the substantive permission granted on 15/10/2021 under reference number 2019/3091/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Daniel Pope
Chief Planning Officer

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