

Application ref: 2023/3910/P
Contact: Gavin Sexton
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Mace Dragados
The Podium, 2nd Floor
1 Eversholt Street
London
NW1 2DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

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

Proposal:

Details for the former school building required by condition 10 (Mechanical ventilation systems) and 11 (Air Quality Neutral Assessment) of permission reference 2019/3091/P dated 15/10/2021 for redevelopment of the site to include change of use of former school building to office with associated external alterations (abbreviated).

Drawing Nos: Cover letter from Mace Dragados Office dated 19 Sept 2023;

Condition 10 Drawings : Roof Level Ventilation Services Layout (ref. 1CP01-MDS_SVM-ME-DGA-SS08_SL23-000005); Ground Floor Ventilation Services Layout (ref. 1CP01-MDS_SVM-ME-DGA-SS08_SL23-000006); Clarification email from Stuart Hodgetts (Planning and Consents (SDSC)) dated 03/10/23.

Condition 11: Air Quality Neutral Assessment (ref. 1CP01-MDS_ARP-EV-REP-SS08_SL23-990033).

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

Informative(s):

1 Reasons for granting approval of details:

Background

Planning permission ref 2019/3091/p ('the first permission') granted consent for new uses and works to the former Maria Fidelis school building and for construction of a new construction skills centre (CSC) on part of the school grounds. A subsequent permission (ref 2021/3796/p: 'the second permission') granted consent for construction of a near-identical CSC with additional floors of HS2 site accommodation above.

The first permission has been implemented, with the completion of Starcross Yard open space in accordance with an approved scheme of landscaping. Details relating to the development of the former school building and its associated open space/landscaping are submitted pursuant to the first permission 2019/3091/P.

The CSC is common to both permissions and the two permissions are mutually compatible. The second permission has been implemented, with construction of the CSC and site accommodation almost complete. As a result, details relating to the CSC are submitted pursuant to the second permission 2021/3796/P.

This application relates to details for the former school building.

Condition 10:

Condition 10 requires details of the mechanical ventilation systems and air inlet locations for the relevant development. Details of such systems have been approved for the CSC and Office Accommodation pursuant to permission 2021/3796/P (under reference 2022/2121/P dated 23/08/2022. The details submitted here are relevant to the former school building. The details show a mechanical ventilation system on the ground floor, which is the first floor to be refurbished, and the location of the related air inlet on the roof. The site of the inlet is confirmed by the Council's air quality officer as within appropriate NO₂ limits. The air handling units would be fitted with dust filters to screen out construction dust. The submitted details are acceptable in terms of policy CC4 and the condition can be discharged in respect of the former school building.

Condition 11:

Condition 11 requires an Air Quality Neutral (AQN) assessment produced by a suitably qualified professional, demonstrating Air Quality neutral status for the entire scheme. The submitted AQN assessment was prepared by a suitably qualified professional with responsibility for air quality expertise across the HS2 project. The assessment confirms that there will be no combustion sources with associated NO_x emissions on site and therefore the building emissions would be air quality neutral. Furthermore the development would be car-free with no associated parking and there would be no emissions from private vehicles travelling to and from the development. As such the development of the former school building would be Air Quality Neutral. Condition 11 as submitted can therefore be discharged for the former school building.

Details confirming that the Construction Skills Centre component of the development would be Air Quality Neutral were submitted and approved as part of the second planning application. As a general point it can therefore be concluded that the entire scheme would be Air Quality Neutral, in accordance with policy CC4.

The full impact of the proposed development has already been assessed. No objections were received prior to making this decision.

- 2 The following conditions have also been discharged for the former school building:
Condition 6: landscaping for Starcross Yard open space;
Condition 21: biodiversity enhancements.

All other conditions which relate to development of the former school building remain to be submitted for approval.

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 light blue rectangular background.

Daniel Pope
Chief Planning Officer