

Application ref: 2023/4358/P  
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**Development Management**  
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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**  
**North Gower Street**  
**London**  
**NW1 2LY**

Proposal:

Details of a programme of ground investigation and scheme of remediation measures for the former school building required to part discharge condition 15 (Ground contamination) of permission reference 2019/3091/P dated 15/10/2021 (amended by 2023/4110/p dated 04/10/23) for redevelopment of the site to include change of use of former school building to offices and community use with associated external alterations (abbreviated).

Drawing Nos: Maria Fidelis Old School Building Ground Contamination report 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990034 dated 11/10/23 with appendices A to F.

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

Informative(s):

1 Reasons for approving details:

Condition 15 requires details of land contamination site investigation works for the presence of soil and groundwater contamination and landfill gas to be submitted and approved.

The submitted report details remediation works to be undertaken on site, to include measures recommended to protect human health during construction activities along with a watching brief for any further contamination identified during works. Recommendations are made for provision of certified clean landscaping soils within the soft landscaped areas, overlying a geotextile marker layer with verification testing required on both the topsoil and subsoil.

The submitted documents have been reviewed by the Council's Land Contamination Officer and are considered to be appropriate, noting the commercial end use of the site. A recommendation for action if asbestos is found to be present is included as an informative. The first two parts of the condition (programme of ground investigation and scheme of remediation measures) are considered to have been satisfied with the submitted report. However, in order to fully discharge the condition, the final verification report addressing the final part of the condition is required to be submitted prior to first occupation of the development, outlining the works undertaken to address the specific control and remediation measures outlined in the report.

The proposals are in general accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017. Condition 15 can be partially discharged.

- 2 The applicant is reminded that a written report, detailing the the works undertaken to address the specific control and remediation measures outlined in the scheme of mitigation hereby approved, must be submitted to and approved by the local planning authority in writing prior to occupation, in order for the condition to be fully discharged.
- 3 It is recommended that if asbestos is present at formation level prior to placement of the geotextile and clean cover soils, any future maintenance workers are informed that potentially contaminated soils are present beneath the geotextile in the event that the soils are exposed/excavated during future maintenance works.
- 4 The following conditions have also been discharged for the former school building:
  - Condition 6 (Landscaping for Starcross Yard open space)
  - Condition 10 (Mechanical ventilation systems)
  - Condition 11 (Air Quality Neutral Assessment)
  - 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer