

Application ref: 2023/4764/P
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Date: 28 November 2023

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Mace Dragados
The Podium, 2nd Floor
1 Eversholt Street
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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 method statement for a precautionary working approach to demolition and construction for the former school building as required by condition 20 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: Precautionary Method of Working (1CP01-MDS_ARP-EV-REP-SS08_SL20-990054; Email from planning agent re amphibians 23 11 23.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval of details:

The ecology audit for the site identified the potential for protected species on site. Condition 20 requires a precautionary working method statement to cover demolition and construction in order to demonstrate how the works would mitigate the impact on amphibians and bats, including the impact of lighting.

Bat emergence surveys identified bat emergence from the northern elevation of the main school building. An application for a HS2 Bat Mitigation Class Licence was granted by Natural England on 26 October 2023 for the construction activities that will impact the northern elevation and the roof of the main school building.

For licenseable activities, the method statement includes daily endoscope surveys for roosting bats where appropriate and mitigation measures should be present. Construction works which do not require a licence are also identified. The method statement includes details of how on-site lighting would be controlled to avoid an impact on bats, as required by the condition.

The wording of condition 20 includes a reference to amphibians. The condition relates to a pond on site which has since become part of the adjoining Construction Skill Centre development (ref 2021/3796/P). The applicant's ecologist has confirmed that smooth newts are likely to be present within the pond which is now outside of the Old School working site boundary and separated by a fence. They also stated there is no suitable habitat for amphibians present within the Old School working site boundary, and therefore it is not necessary to provide mitigation measures for amphibians as part of this application.

The applicant has submitted a copy of the bat licence received from Natural England. Natural England were also consulted on this application but state that their comments for method statements were made during the protected species application process as part of the licence application. The council's ecology officer confirms that the method statement is acceptable.

The submitted method statement has been drafted alongside an application for a bat licence from Natural England. The details address the requirements of condition 20 and accord with policies A3 and CC2 of the London Borough of Camden Local Plan 2017. The condition is hereby discharged.

- 2 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 15 (Programme of ground investigation - Part Discharge)
 - 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 2023.

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 centered on the page.

Daniel Pope
Chief Planning Officer