

Application ref: 2023/5362/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Email: Gavin.Sexton@camden.gov.uk
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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)

Approval of Details Granted

Address:

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

Proposal:

Details of windows, doors and facing materials as required by parts A and B of condition 4 and details of design and construction method statements required by condition 23 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: Doors: Door Replacement Specifications 1208 Maria Fidelis Old School Building; Community Hall proposed West Elevation 1CP01-MDS_FBM-AR-DEL-SS08_SL23-000018 revC02; Community Hall entrance details : 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000059 revC01 (Sheet 1); External Door Schedule 1CP01-MDS_FBM-AR-SCH-SS08_SL23-000001 revC02; Raynaers CS77 Entrance Doors Manufacturer's Details; GEZE Slimdrive Sliding Doors Manufacturer's Brochure;

Windows: External Window Schedule 1CP01-MDS_FBM-AR-SCH-SS08_SL23-000002 rev C02; Window Replacement Specifications 1CP01-MDS_FBM-AR-SPE-SS08_SL23-000001 revC01; Bereco Sash Windows Brochure (pages 14 - 19); Bereco sections 0401, 0402, 0403, 0403.1, 0403.2, 0404, 0405, 0406.1, 0419, 0420, 0420.1 (all revA).

Roller shutter: HAG Armourguard P1 Manufacturer's Brochure; Community Hall

Proposed Entrance Details 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000060 revC01 (Sheet 2).

Facing materials: Acoustic Screen (RAL 7035 - light grey) sample photos x 3; Acoustic Screen elevations 1CP01-MDS_FBM-AR-DEL-SS08_SL23-000021 revC01; Acoustic Screen plan 1CP01-MDS_FBM-AR-DPL-SS08_SL23-000006 revC01. Lift Cladding sample photo x 4. Canopy Sample Photo x 2; Taylor Maxwell Anvil Metal Cladding manufacturers brochure; Proposed GA Section through new lift (including canopy section) 1CP01-MDS_FBM-AR-DSE-SS08_SL23-000009 revC02.

Condition 23: Letter from HS2 re Condition 23 dated 15/12/23.

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

Informative(s):

1 Reasons for granting approval of details.

Details submitted to discharge parts a and b of condition 4 include:

Windows: The replacement windows would be Bereco timber-framed sash in fenestration patterns to match the existing schedule. The submitted window specification, schedule and detailed section drawings are acceptable.

Doors: The majority of external doors would be refurbished. The entrance doors to the old school building lobby would be aluminium black-framed automatic-opening single leaf. The new entrance door to the multi-use hall from North Gower Street would be black aluminium sliding, inset from the street and protected out-of-hours by a roller shutter with a curved perforated curtain profile, in black. The proposed doors would preserve the appearance of the building and are acceptable. The roller shutter would replace an existing blank wall frontage, with an internal shutter box. It would not harm the appearance of the site nor would it add to increased crime or sense of crime. The submitted door specification, manufacturers details and drawings are acceptable.

Facing materials: The rooftop acoustic screen would be finished in a flat, light grey metal cladding in the same colour as the roof plant enclosure on the adjoining site accommodation building. The position of the screen, shown on plan drawing indicates that it would not be prominently visible in local views. The screening proposals are consistent with the original permission and are acceptable. The lift cladding would be finished in black profiled metal. The front entrance canopy would be finished in solid panel flat metal cladding, with the same sectional profile as approved in the original permission. Overall the facing materials are generally consistent with the details shown in the original approval, and are acceptable.

Condition 23 was included on the decision notice at the request of HS2. It requires detailed design and construction method statements, which are to be approved in liaison with HS2 Ltd. The purpose of the condition is to ensure that the construction of the HS2 works will not be impeded when construction is

taking place concurrently on the application site and on HS2 sites. HS2 have submitted a letter which confirms that HS2 Ltd and MDjv are working together to implement the planning permission and mechanisms are in place to ensure that that implementation of the planning permission does not conflict with, and is co-ordinated with, other HS2-related construction works, and that therefore no further details are required in respect of condition 23. Condition 23 is therefore discharged.

The details submitted address the requirements of conditions 4 (parts a and b only) and condition 23 and accord with policies D1, C3 and A2 of the London Borough of Camden Local Plan 2017 and policy HC5 of the London Plan. The relevant parts of the conditions are 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).
 - Condition 20 (Method statement for precautionary working)

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

- 3 You are reminded that Condition 4 Part C (Details of CCTV, lighting of entrance areas and control of access points) remains outstanding and requires details to be submitted and approved prior to commencement of the relevant part of the development.

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



Daniel Pope
Chief Planning Officer