

Application ref: 2023/2485/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 17 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

Arup
8 Fitzroy Street
London
W1T 4BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Land at the former Maria Fidelis School Site
Starcross Street
London
NW1 2LY

Proposal:

Variation of condition 3 (approved plans) and removal of condition 17 (cycle parking) of planning permission 2021/3796/P, dated 13/12/2021 (for: Erection of a six-storey combined Construction Skills Centre (Use Class F1) and HS2 Site Accommodation (Use Class (E) as temporary meanwhile uses to facilitate the construction of HS2 Euston Station).

Drawing Nos: Cover letter prepared by Mace Dragados, dated 31/05/2023; 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000002, rev C01; 1CP01-MDS_FBM-AR-DGA-SS08_SL23-GF-000001, rev C02; 1CP01-MDS_FBM-AR-DSP-SS08_SL23_GF-000004, rev C02; 1CP01-MDS_PML-AR-DEL-SS08_SL23-000001, rev C07; 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000018 C02, rev C02; 1CP01-MDS_PML-AR-DPL-SS08_SL23_F6-000004, rev C04

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of

three years from the date of the original consent reference 2021/3796/P granted 13/12/2021.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The permission hereby granted is for a temporary 10 year period commencing 10 November 2022. Any buildings on the site shall be removed and land within the site shall revert to Class F1 use on expiry of this temporary period.

Reason: To allow the meanwhile use of the site without inhibiting the comprehensive master-planning and development of the area following construction of Phase 1 of the HS2 railway in accordance with Policy C3 and A2 of the London Borough of Camden Local Plan, draft London Plan Policy HC5 and the principles set out in the Euston Area Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F3-000001 C02, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F2-000001 C02, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F1-000001 C02, 1CP01-MDS_FBM-AR-DEL-SS08-_SL23-000003 C02, 1CP01-MDS_FBM-AR-DEL-SS08-_SL23-000002 C02, 1CP01-MDS_FBM-AR-DSE-SS08_SL23-000006 C01, 1CP01-MDS_FBM-AR-DSE-SS08_SL23-000005 C01, 1CP01-MDS_FBM-AR-DSE-SS08_SL23-000004 C01, 1CP01-MDS_FBM-AR-DSE-SS08_SL23-000003 C01, 1CP01-MDS_FBM-AR-DSE-SS08_SL23-000002 C01, 1CP01-MDS_FBM-AR-DSE-SS08_SL23-GF-000001 C01, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F5-000006 C01, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F4-000001 C01, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F3-000001 C01, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F2-000001 C01, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-F1-000001 C01, 1CP01-MDS_FBM-AR-DEL-SS08_SL23-000004 C01, 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000019 C01, 1CP01-MDS_FBM-AR-DDE-SS08_SL23-0000119 C01, 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000017 C01, 1CP01-MDS_FBM-AR-DSP-SS08_SL23-GF-000005 C01, 1CP01-MDS_FBM-AR-DSP-SS08_SL23-GF-000002 C01, 1CP01 MDS_PML-AR-DEL-SS08_SL23-000001 C07, 1CP01-MDS_FBM-AR-DSP-SS08_SL23-GF-000004 C02, 1CP01-MDS_FBM-AR-DGA-SS08_SL23-GF-000001 C02 , 1CP01-MDS_FBM-AR-DDE-SS08_SL23-000018 C02 , 1CP01-MDS_PML-AR-DPL-SS08_SL23_F6-000004 C04

Background Papers and Supporting Documents: Site Contamination Report (Parts 1-5) Rev C01, Acoustic Assessment Report Rev C01, Air Quality Report August 2021, Deliveries and Servicing Management Plan August 2021, Public Engagement Report August 2021, Transport Assessment Rev C01, Travel Plan August 2021, Cover Letter 04/08/2021, Planning Statement August 2021, Design and Access Statement (parts 1-8) Rev: C01, Landscape Report August 2021, Fire Statement August 2021, External Lighting Statement August 2021, Sustainability Statement August 2021, Energy Statement August 2021, Flood Risk Assessment, Cover letter prepared by Mace Dragados, dated 31/05/2023

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

- 4 External windows and doors, all facing materials including windows and door

frames, glazing, brickwork and cladding, and CCTV, lighting of entrance areas and control of access points, shall be carried out in accordance with the details approved on 25 July 2022 and 25 September 2023 under references 2022/2167/P and 2023/3579/P respectively, or other such details as submitted to and approved by the local planning authority in writing. Such details shall include detailed drawings, or samples of materials as appropriate, in respect of the following:

- a) Plan, elevation and section drawings, of all external windows and doors at a scale of 1:10
- b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, brickwork and cladding.
- c) Details of CCTV, lighting of entrance areas and control of access points

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 5 Prior to occupation of the site, details of the location, design and method of waste storage and removal including recycled materials for the CSC, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 6 Prior to the expiration of the temporary planning permission hereby approved, a waste management plan shall be submitted to and approved by the local planning authority demonstrating how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes. The demolition and dismantling of the development shall thereafter not proceed other than in complete accordance with the approved details

Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan Policies and to reduce waste and support the circular economy in accordance with policy SI 7 of the London Plan 2021.

- 7 Hard and soft landscaping shall be carried out in accordance with the details approved on 24 February 2023 under reference 2022/5208/P, or other such details as submitted to and approved by the local planning authority in writing. Such details shall include use of recycled materials and means of enclosure of all un-built, open areas. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 8 The sustainable drainage system as approved (drawing 1CP01-MDS_WWH-DR-DGA-SS08_SL23_GF-000001_P03 within Appendix 2 of technical note 1CP01-MDS_ARP-EV-REP-SS08_SL23-990017) shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve a run off rate of 1l/s. The system shall include Porous Pavement with storage volume of 143m³ and Geocellular Storage of 53m³, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 9 The living roof in the area indicated on the approved roof plan shall be fully provided in accordance with the details approved on 3 February 2023 under reference 2022/5207/P prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance, or other such details as first submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 10 The green wall in the area indicated on the approved plan shall be fully provided in accordance with the details approved on 3 February 2023 under reference 2022/5207/P prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance, or other such details as first submitted to and approved in writing by the local planning authority. The details shall include: species, planting density and long term viability of the green wall, as well as details of the maintenance programme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the green infrastructure in accordance with policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 The mechanical ventilation systems for the whole site including air inlet

locations shall be fully provided in accordance with the details approved on 23 August 2023 under reference 2022/2121/P and thereafter retained and maintained in accordance with the approved details, or other such details as first submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stacks and as close to roof level as possible, to protect internal air quality.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

- 12 The PM filtration system on the mechanical ventilation intake of the building and a detailed mechanism to secure maintenance of this system and changing of filters shall be fully provided in accordance with the details approved on 10 May 2023 under reference 2022/5206/P and thereafter retained and maintained, or other such details as first submitted to the Local Planning Authority and approved in writing.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

- 13 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.

- 14 Condition 14 has been discharged on 1 February 2023 under reference 2022/5209/P.

- 15 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

- 16 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the

LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 17 The biodiversity enhancements on the building (including details of bird and bat boxes) shall be fully provided in accordance with the details approved on 4 July 2022 under 2022/0958/P and thereafter retained, or other such details as first submitted to and approved in writing by the local planning authority.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and in accordance with policy A3 of the Camden Local Plan 2017.

- 18 The below ground works hereby approved shall be undertaken in accordance with the Noise and Vibration Assessment 1CP01-MDS_ARP-EV-REP-SS08_SL23-990019 - P01, Interface Settlement Analysis 2673-WHP-ZZ-ZZ-RP-Y-1001-S3-P01 and Pile Foundation Plan 1CP01-MDS_WWH-CV-DSP-SS08_SL23-00000X.

Reason: To allow the meanwhile use of the site without inhibiting the delivery and operation of Crossrail II transport infrastructure in accordance with Policy G1, A1, and T3 of the London Borough of Camden Local Plan.

Informative(s):

1 Reasons for granting permission/consent-

The proposal seeks to vary condition 3 (approved plans) and remove condition 17 (cycle parking) of the approved 2021/3796/P consent, to reflect proposed and previously consented changes made to the design of the Maria Fidelis Construction Skills Centre (CSC), currently under construction. Specifically, the changes comprise the removal of proposed cycle parking for the CSC from the originally approved location at the application site, and the removal of a pediment at roof level on the northern elevation of the building.

Condition 17 requires details of secure and covered cycle storage areas for a total of 40 long and short stay cycle parking spaces for the CSC and 98 long and short stay spaces for the site office accommodation, to be submitted to and approved by Council. Under a separate planning permission (2023/0253/P, dated 16/03/2023) the provision of 38 long stay cycle parking spaces for the CSC have been approved in a new location outside the red line boundary of the main application site. The new cycle parking location is at a nearby location to the west of the proposed HS2 Euston Station, at land originally reserved but no longer required for UK Power Networks. 2023/3197/P also provides for two short stay cycle parking spaces in front of the CSC visitor entrances. The two short stay spaces in addition to the 38 long stay spaces, fulfil the quantum of long and short stay cycle parking spaces for the CSC required under condition 17 of 2021/3796/P. With regard to the 98 long and short stay spaces for the

site office accommodation, these would be secured via a s106 Travel Plan. The location of the site accommodation cycle parking will need to relocate from time to time in co-ordination with the phasing of construction activities within the main HS2 construction site. The applicant can install the site accommodation cycle parking spaces under HS2 Act powers, and if / when the location needs to be updated, the s106 Travel Plan would be updated and re-submitted accordingly.

Therefore, as the location of CSC cycle parking spaces have been updated since granting of 2021/3796/P and these are secured under a separate planning permission (2023/0253/P) and associated s106 Travel Plan, it is appropriate for condition 17 of 2021/3796/P to be removed.

The roofline of the building consists of a number of triangular pediments. These were included in the design to respond to the local architectural context following feedback from stakeholders during pre-application discussions.

Further design development has necessitated the removal of one pediment on the northern elevation of the building. The removal of this pediment is required to ensure that there is an unobscured and uninterrupted view from the viewing platform on the roof terrace, into the HS2 worksite to the north. The pediment would be replaced with a handrail. Given that this elevation of the building faces northwards into the HS2 construction site, this change is considered to be acceptable with no material impact on the appearance of the building or the character of the surrounding area.

Overall, the variation and removal of conditions would provide for consistency with updated CSC cycle parking arrangements assessed and approved under a more recent planning permission (2023/0253/P), and ensure the building design retained an appropriate form and appearance while balancing operational functional requirements for the CSC.

No objections have been received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, C3, A1, A2, A3, D1, CC1, CC2, CC3, CC4, CC5, T1, T3, DM1 of the London Borough of Camden Local Plan, HC5, SI 7, SI 13 of the London Plan 2023, and the principles set out in the Euston Area Plan.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer