

Application ref: 2024/1305/P  
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Date: 21 May 2024

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Sutton Yard, 65 Goswell Street  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non-Material Amendments to planning permission**

Address:

**Maria Fidelis Catholic School Fcj**  
**1-39 Drummond Crescent**  
**London**  
**NW1 1LY**

Proposal:

Non-material amendment to planning permission ref: 2018/2405/P dated 21 September 2018 which itself varied 2016/3476/P dated 1 December 2016 for: "Demolition of existing school buildings and erection of a new part two, part three, part four-storey 5 form entry secondary school (1,050 pupils including 300 16+) with associated landscaping, flood-lit multi-use games area (MUGA), cycle parking and servicing", namely to extend existing free-standing school site boundary walls and chain link fence along the alleyway onto location of to-be-demolished brick building on north-east corner of site.

Drawing Nos:

As existing: 3163-DR-9001-P01; 3163-DR-9003-P01; 3163-DR-9005-P01.

As proposed: 3163-DR-9002-P01; 3163-DR-9004-P01; 3163-DR-9006-P01.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2018/2405/P which itself varied 2016/3476/P shall be replaced with the following condition:

## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing site location plan 2698-JW-100 Rev P01; Existing site plan 2698-JW-101 Rev P01; Existing elevations 2698-JW-110 Rev P01; Proposed site plan 2698-JW-200 Rev P01; Proposed GA plan ground floor 2698-JW-201 Rev P01; Proposed GA plan 1st floor 2698-JW-202 Rev P02; Proposed GA plan 2nd floor 2698-JW-203 Rev P02; Proposed GA plan 3rd floor 2698-JW-204 Rev P02; Proposed GA plan roof level 2698-JW-205 Rev P02; Proposed GA sections 2698-JW-210 Rev P01; Proposed GA elevations - south elevations 2698-JW-215 Rev P01; Proposed GA elevations - north elevations 2698-JW-216 Rev P01; Proposed GA elevations - east/west elevations 2698-JW-217 Rev P02; Proposed GA elevations - entrance bay study 2698-JW-220 Rev P01; Proposed GA elevations - library bay study 2698-JW-221 Rev P01; Proposed GA elevations - bay study sports hall & dance 2698-JW-222 Rev P01; Proposed 3D view - Drummond Crescent 1 2698-JW-225 Rev P02; Proposed 3D view - Drummond Crescent 2 2698-JW-226 Rev P01; Proposed 3D view - Drummond Crescent 3 2698-JW-227 Rev P01; Proposed 3D view - Aerial 2698-JW-231 Rev P01; Muga Pitch Lighting Layout 5112-EL-303 Rev A; Landscape Masterplan WWA\_1566\_LL\_101 Rev T06; Boundary Plan WWA\_1566\_Sk\_002 Rev T06; Access & Circulation WWA\_1566\_Sk\_003 Rev T04; and Levels Plan WWA\_1566\_Sk\_009 Rev T01; 3163-DR-9002-P01; 3163-DR-9004-P01; 3163-DR-9006-P01.

### Supporting Documents:

Design and Access Statement by Jestico + Whiles; Planning Statement by tp Bennett; Heritage Statement by Built Heritage Consultancy; Historic Environment Assessment by MOLA; Detailed Daylight and Sunlight Report by Bilfinger GVA; BREEAM Pre-Assessment by Scott White and Hookins; Energy Statement by Low Energy Consultancy Ltd; Sustainability Statement by Low Energy Consultancy Ltd; Air Quality Assessment by Resources and Environmental Consultants Ltd; Environmental Noise Survey by Pace Consult; Ground-borne Vibration Assessment Report by Pace Consult; Phase 1 Preliminary Unexploded Ordnance Risk Assessment by Ordtek; Geo-Environmental Assessment by Geosphere Environmental Ltd; Phase 1 Desk Study and Preliminary Risk Assessment; Phase 2 Ground Investigation Report; Ecological Assessment by JFA; Tree Constraints by JFA; Internal Bat Building Assessment (Clear) (for MFS); Bat Scoping Survey by Wold Ecology Ltd (for Drummond Crescent); Transport Assessment by MLM; School Development Travel Plan by Maria Fidelis Catholic School FCJ; Flood Risk Assessment by Parmarbrook; Statement of Community Involvement by tp Bennett; and Construction Method Statement by Kier Construction.

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

### Informative(s):

#### 1 Reasons for granting permission:

The proposal seeks to extend the existing free-standing school site boundary walls

and chain link fence along the alleyway onto the location of the to-be-demolished brick building on north-east corner of site.

At the time of approval of the parent application (2016/3476/P), there was a building next door (no.42) which the school was partly attached to. The school and the owners of no. 42 could not secure a Party Wall agreement to demolish the section of the school's building attached to no. 42. The school applied for permission to retain the section of their building attached to no.42, circumventing the need to demolish, however this was refused (2019/1625/P) and an enforcement case was opened due to the breach of planning conditions. No.42 has since received permission at appeal to be demolished (APP/X5210/W/17/3170405).

The school are now seeking to demolish their section of the building and therefore need to amend the approved scheme. The proposal will extend the existing free-standing school site boundary wall on Pheonix Road onto the location of the to-be-demolished brick building on the north-east corner of the site and return a small distance of approximately 1.79m in a south easterly direction along the alleyway off Pheonix Road. The extended brick wall will be constructed to match the finish of the existing brick wall and will incorporate two openings with dark grey polyester powder coated railings. The existing boundary chain link fence along the alleyway off Pheonix Road is to be made good and extended to meet the extended brick wall. This would also create controlled glimpses into the site in line with the original permission, allowing for passive surveillance from the site.

The proposed amendment will have minimal impact on the appearance of the application site overall, with no material impact on its form or the contribution it makes to the character and appearance of the streetscape.

The proposal would have no material impact on the amenity of nearby residential properties or on the wider area.

The alterations are therefore considered reasonable and appropriate in the circumstances and raise no material planning impacts in terms of land use, design and appearance, amenity, or other planning issues compared to the approved scheme.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2018/2405/P dated 21 September 2018 which itself varied 2016/3476/P dated 1 December 2016. The proposed amendments are minor and non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted under reference number 2018/2405/P dated 21 September 2018 which itself varied 2016/3476/P dated 1 December 2016 and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light-grey rectangular stamp.

Daniel Pope  
Chief Planning Officer

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