

Stuart Hodgetts

Town Planning Lead

Mace Dragados HS2 Project Office

Gavin Sexton

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Regeneration and Planning

London Borough of Camden

Our ref: 1CP01-MDS_ARP-TP-NOT-SS08_SL23-990028

Planning Portal ref: PP-12878819

8 August 2024

Dear Gavin,

Redevelopment of the site to include change of use of former school building to office use with associated external alterations and multi-use community facilities; erection of a two storey Construction Skills Centre and provision of public open space together with alterations to existing access arrangements, all as meanwhile uses for a period of 10 years (planning application ref: 2019/3091/P as amended by 2023/4110/P)

I am writing on behalf of High Speed Two (HS2) Limited in relation to the discharge of conditions on the approved planning permission for the redevelopment and change of use of the former Maria Fidelis school building. This submission includes the necessary documentation to discharge the following conditions:

- Condition 4 (c) – details of CCTV, lighting of entrance areas and control of access points
- Condition 5 – details of the location, design and method of waste storage and removal including recycled materials
- Condition 6 – full details of hard and soft landscaping, including use of recycled materials and means of enclosure of all un-built, open areas
- Condition 9 - drawings demonstrating the potential impacts and location of exceedance flows
- Condition 19 - details of secure and covered cycle storage areas

HS2-HS2-CO-TEM-000-000067 P01

High Speed Two (HS2) Limited, registered in England and Wales.

Registered office: Two Snowhill, Snow Hill Queensway, Birmingham B4 6GA. Company registration number: 06791686.

Condition 4

Condition 4 of the planning permission states:

Prior to commencement of the relevant part of the development, detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun in that part of the development:

- 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.
A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.*
- 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.

Details of windows, doors and facing materials as required by parts (a) and (b) of Condition 4 were approved by LBC on 29th January 2024 (LBC ref: 2023/5362/P). Please find enclosed in this application the following necessary details to discharge part (c) of Condition 4:

Table 1: Documents and drawings included in this application to discharge Condition 4 part (c)

Document Type	Document Title	Drawing No. / Doc. Ref.
Details of CCTV, lighting of entrance areas and control of access points	Condition 4C Discharge MFOS Access, CCTV & Lighting: Maria Fidelis Old School – TEP Hub & MDjv Offices	1CP01-MDS-TP-APP-SS08_SL20-000034
External Lighting Strategy	External Lighting Strategy Plan	1CP01-MDS_LDE-LS-DPL-SS08_SL23_GF-000009

Condition 5

Condition 5 of the planning permission states:

Prior to occupation of the relevant part of the development, details of the location, design and method of waste storage and removal including recycled materials, 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 of the relevant part of the development and permanently retained thereafter.

Please find enclosed in this application the following necessary details to discharge Condition 5:

Table 2: Documents and drawings included in this application to discharge Condition 5

Document Type	Document Title	Drawing No. / Doc. Ref.
Waste Management Plan	Maria Fidelis Old School Building Deliveries and Servicing Management Plan Appendix A: Waste Management Plan	1CP01-MDS_ARP-TP-REP-SS08_SL23-990010

Condition 6

Condition 6 of the planning permission states:

Prior to commencement of the relevant part of the development full details of hard and soft landscaping, including use of recycled materials and means of enclosure of all un-built, open areas within the relevant part of the development shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Please find enclosed in this application the following necessary details to discharge Condition 6:

Table 3: Documents and drawings included in this application to discharge Condition 6

Document Type	Document Title	Drawing No. / Doc. Ref.
Landscape General Arrangement Plan	General Arrangement Plan	1CP01-MDS_LDE-LS-DGA-SS08_SL23_GF-000003
Landscaping Specification	Landscaping Specification	1CP01-MDS_LDE-LS-SPE-SS08_SL23_GF-000001
Planting Plan	Planting Plan	1CP01-MDS_LDE-LS-DPL-SS08_SL23_GF-000008
Planting Schedule	Planting Schedule	1CP01-MDS_LDE-LS-LST-SS08_SL23_GF-000001
Entrance Area Detail Plan	Entrance Area Detail Plan	1CP01-MDS_LDE-LS-DPL-SS08_SL23_GF-000014
Kerb and Edge Details	Kerb and Edge Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000001
Paving Details	Paving Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000003
Bench Details	Bench Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000004
Cycle Stand Details	Cycle Stand Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000007
Refuse Shelter Details	Refusal Shelter Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000008

Typical Tree Pit Details	Typical Tree Pit Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000009
Railing Details	Fence Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000002
Furniture Details	Furniture Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000005
UKPN Firewall	UKPN Firewall	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000014
Cycle Stand Sample Photo	Broxap Sheffield Cycle Stand	
Cycle Rack Sample Photo	Broxap Easi-Riser 2-Tier Cycle Rack	
Cycle Shelter Sample Photo	FalcoZan Cycle Shelter	
Kiosk Sample Photo	Prestige Heritage Kiosk	
Security Fence Sample Photo	Security Fence	
Gate Sample Photo	Barkers Fencing Entrance Gate	

Please note that the drawings reflect changes made in response to pre-application engagement with London Borough of Camden Planning and Transport Officers on 11th January 2024 and thereafter, including to general arrangement, public realm and sub-station location.

There are three options in the Landscape Specification (1CP01-MDS_LDE-LS-SPE-SS08_SL23_GF-000001) for S2: Security Kiosk. In line with the sample photo, the preferred option for both development and the discharge of Condition 6 is Option 1 – Prestige Kiosks Heritage. If, at a later date, a different option becomes preferred for development a further application will be made to the Local Planning Authority.

The Security Fence Sample Photo shows a 1.8m high fence. The fencing proposed for the Old School Building will be 2.4m high, but every other aspect of the design will be the same as that shown in the sample photo.

The Gate Sample Photo does not include the finials, as this is a bespoke item.

Condition 9

Condition 9 of the planning permission states:

Prior to commencement of any development other than works of demolition, site clearance & preparation, drawings demonstrating the potential impacts and location of exceedance flows shall be submitted to and approved in writing by the local planning authority. The details should show as much as possible how exceedance will be attenuated on site and as a minimum raise no increased risk to the public and neighbouring properties.

There is a pending Section 73 application (your reference: 2023/4684/P) which will update the wording of this condition. However, the change in wording will not impact on the documentation required to discharge the condition.

Please find enclosed in this application the following necessary details to discharge Condition 9:

Table 4: Documents and drawings included in this application to discharge Condition 9

Document Type	Document Title	Drawing No. / Doc. Ref.
Exceedance flows drawings	Discharge of Condition	1CP01-MDS_FBM-ST-REP-SS08_SL23-000002
Exceedance flows details	9 Surface Water	
	Exceedance Flows Technical Note	

Although the Exceedance Flow Routes diagram in the Technical Note (1CP01-MDS_FBM-ST-REP-SS08_SL23-000002) has a base layer reflecting an earlier landscape design, no change to levels have been made since this design. This means that, even with the new landscape design, exceedance flows will take the same routes as shown on the diagram.

Condition 19

Condition 19 of the planning permission states:

Prior to occupation of the relevant part of the development, details of secure and covered cycle storage areas shall be submitted to and approved by the local planning authority. The approved facilities shall be provided in their entirety prior to the first occupation of the relevant part of the development, and permanently retained thereafter.

Please find enclosed in this application the following necessary details to discharge Condition 19:

Table 5: Documents and drawings included in this application to discharge Condition 19:

Document Type	Document Title	Drawing No. / Doc. Ref.
Landscape General Arrangement Plan	General Arrangement Plan	1CP01-MDS_LDE-LS-DGA-SS08_SL23_GF-000003
Cycle Stand Details	Cycle Stand Details	1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000007
Cycle Stand Sample Photo	Broxap Sheffield Cycle Stand	
Cycle Rack Sample Photo	Broxap Easi-Riser 2-Tier Cycle Rack	
Cycle Shelter Sample Photo	FalcoZan Cycle Shelter	

Please note that the drawings reflect pre-application engagement with London Borough of Camden Planning Officers on 14th December 2023 at which it was indicated that London Borough of Camden would be content with the number of covered and uncovered cycle spaces as shown in the Landscape General Arrangement Plan.

The planning application fee of £145 has been paid via the Planning Portal. Please do not hesitate to contact me if you have any queries, and I look forward to receiving written confirmation that the condition has been discharged.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'SJH'.

Stuart Hodgetts
Town Planning Lead
Mace Dragados HS2 Project Office