

Application ref: 2024/3319/P
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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 required by conditions 5 (waste storage) and 19 (cycle storage) of planning permission 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: Condition 5 (waste): Maria Fidelis Old School Building Deliveries and Servicing Management Plan Appendix A: Waste Management Plan 1CP01-MDS_ARP-TP-REP-SS08_SL23-990010; Refuse Shelter Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000008.

Condition 19 (cycle storage) 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.

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

Informative(s):

- 1 Condition 5 requires details of location, design and method of waste storage and removal including recycled materials. The submitted Waste Management Plan identifies that Camden Planning Guidance has been used as the reference for the waste management approach. Sufficient storage is proposed for two days of waste with 1 waste and 4 recycling receptacles in a modular louvred steel bin shed next to the main Maria Fidelis building. The design of the bin shed is acceptable.

The bin shed would be within 5m of the perimeter along North Gower Street, where an existing dropped kerb would be readily accessible for use by refuse collection vehicles. Marshalls and the site Facilities Management team will manage the waste collections and rotate any full and empty containers, providing a smooth transfer from waste store to kerbside and subsequent removal and transfer back to the storage room. The strategy notes that it will be updated and amended as appropriate in order to ensure a clean and safe environment can be maintained all year round. The waste and recycling details are acceptable.

Condition 19 requires details of cycle storage. The landscape plan (provided for information only) shows a covered shelter for 20 long stay spaces in two tiers of 10, whilst 3 Sheffield stands (6 spaces) would be provided in the open air for visitors close to the entrance gates with 8 further Sheffield stands (16 spaces) located beneath the entrance canopy to the building. In total 42 cycle parking spaces would be provided to serve the building. The cycle shelter itself would be timber clad, which will soften its appearance in the landscaped front area, and is acceptable. The level of cycle parking, its design and location, are all acceptable.

Details originally submitted in respect of conditions 4c (CCTV, lighting and access control), 6 (landscaping) and 9 (exceedance flows) required further clarification and assessment and have been withdrawn from the application, for consideration in a future submission.

The planning and appeal history of the site has been taken into account when coming to this decision.

Overall the details are consistent with the planning permission, meet the requirements of policies CC5 and T1 of the Camden Local Plan 2017 and are acceptable.

- 2 The following conditions have been discharged for the former school building:

Condition 4 (Detailed design: parts A and B)
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.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer