

Application ref: 2024/5114/P
Contact: Gavin Sexton
Tel: 020 7974 3231
Email: Gavin.Sexton@camden.gov.uk
Date: 16 December 2024

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
United Kingdom

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 condition 4c (CCTV, lighting and control of access), condition 6 (hard and soft landscaping) and condition 9 (potential impacts and location of exceedance flows) 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 4: Condition 4 discharge Maria Fidelis Old School Access, CCTV & Lighting : 1CP01-MDS-TP-APP-SS08_SL20-000034 vC01; External Lighting Strategy Plan - 1CP01-MDS_LDE-LS-DPL-SS08_SL23_GF-000009 revC05;

Condition 6: General Arrangement Plan 1CP01-MDS_LDE-LS-DGA-SS08_SL23_GF-000003 C05; Landscaping Specification 1CP01-MDS_LDE-LS-SPE-SS08_SL23_GF-000001 C04; Planting Plan 1CP01-MDS_LDE-LS-DPL-SS08_SL23_GF-000008 C04; Planting Schedule 1CP01-MDS_LDE-LS-LST-SS08_SL23_GF-000001 C05 ; Entrance Area Detail Plan 1CP01-MDS_LDE-LS-DPL-SS08_SL23_GF-000014 C02; Kerb and Edge Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000001 C03; Paving Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000003 C02; Bench Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000004 C03; Cycle stand details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000007 C02; Refuse shelter Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000008 C02; Typical Tree Pit Details 1CP01-

MDS_LDE-LS-DDE-SS08_SL23_GF-000009 C03; Fence Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000002 C02; Furniture Details 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000005 C03; UKPN Firewall 1CP01-MDS_LDE-LS-DDE-SS08_SL23_GF-000014 C01.

Condition 9: Discharge of Condition 9 Surface Water Exceedance Flows Technical Note 1CP01-MDS_FBM-ST-REP-SS08_SL23-000002 C01.

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

Informative(s):

1 Reasons for granting approval of details:

Condition 4 requires details of CCTV, lighting and control of access to the site. The submitted access and lighting strategy presents the access mechanisms for each entrance to the site, and the associated lightning strategy. The Multi-use hall will be accessed from North Gower Street, via camera intercom controlled sliding doors. The old school building will be served by card reader-controlled pedestrian turnstiles on the boundary, next to a controlled cycle gate. A security kiosk would be located next to the vehicle entrance, and the applicant has confirmed in the Landscape Specification that it would be in the style of a Prestige Kiosk Heritage. The MET design out crime officer previously reviewed the CCTV and security details and raised no objection. The External Lighting Strategy Plan is acceptable, with the previously submitted tree uplighters removed from the proposals, following feedback from officers. Overall the CCTV, Lighting and Access details are acceptable.

The landscaping details pursuant to condition 6 show areas of lawn, wildflower meadow and herbaceous planting, with 12 trees of various species of acceptable size and maturity. The landscaping schedule includes a 3 year maintenance plan of irrigation for the new trees in order to ensure that they survive and become established.

The future UKPN substation would be screened along its north and west sides by a screen constructed of London stock fire brick. The railings would be bespoke for the site, designed with finials to match the boundary railings of the adjoining Starcross Yard Open Space. At 2.4m tall they are consistent with other HS2 site perimeter arrangements in Camden.

Overall the hard and soft landscaping features are appropriate for the site and are acceptable.

Condition 9 requires details of potential impacts and location of exceedance flows. The submission identifies that a) the drainage strategy manages runoff from all storm events up to and including the 1 in 100 + CC allowance within a below ground attenuation system, therefore exceedance flows will only occur in storm events which exceed this magnitude; b) due to the existing levels and building positions it is difficult to divert exceedance flows away from North Gower Street, however the depression will alleviate these flows; c) exceedance water flowing towards North Gower Street (from only a small area in the west of the site) have been minimised and managed within a slight depression in the

west of the site. The 100mm deep depression has an area of approximately 15m² and therefore provides a managed storage volume of 1.5m³, in addition to the below ground drainage volume and finally that collectively, all the depressions proposed provide approximately an additional 8m³ of storage purely for exceedance flows in events with a magnitude larger than 1 in 100 + CC allowance.

It is therefore accepted that the flows have been managed to minimise the flows towards people and property as far as is reasonably practical and the condition can be discharged.

Overall the details are consistent with the planning permission, meet the requirements of policies A2, A3, D1, CC1, CC2, and CC3 of the Camden Local Plan and are acceptable.

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

Condition 4 (Detailed design: parts A B and C)
Condition 5 (waste storage)
Condition 6 (Landscaping for Starcross Yard open space)
Condition 9 (Exceedance flows)
Condition 10 (Mechanical ventilation systems)
Condition 11 (Air Quality Neutral Assessment)
Condition 15 (Programme of ground investigation - Part Discharge)
Condition 19 (Cycle Storage)
Condition 21 (Biodiversity enhancements).
Condition 20 (Method statement for precautionary working)

Condition 15 Site Investigation Report (and potential remediation measures) remains 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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