

Application ref: 2025/0232/P  
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Date: 19 February 2025

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Mace Dragados Joint Venture (MDjv)  
Euston High Speed Station Office  
112 Hampstead Road  
London  
NW1 2LS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Former Maria Fidelis School**  
**North Gower Street**  
**London**  
**NW1 2LY**

Proposal:

Details required by condition 15 in part (Contaminated land Verification Report) relating to works undertaken on demolition, drainage, meanwhile garden space landscaping, entrance foundation and Starcross Yard; 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: Mace Dragados Joint Venture (MDjv), Maria Fidelis Old School Building Contamination Verification Report, reference 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990037 with Appendices revision P01.1. Contamination Verification Report Addendum (1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990038).

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

Informatives:

- 1 Reasons for granting approval of details:

Condition 15 requires containment remediation details. The first two parts of the condition (programme of ground investigation and scheme of remediation measures) were discharged under application reference 2023/4358/P.

The applicant has submitted a Verification Report in pursuit of the final part of the condition. The verification report provides details of works undertaken including demolition works, drainage works, landscaping works relating to the meanwhile garden space and foundation works at the entrance of The Euston Partnership (TEP) community hub.

Asbestos was identified in the made ground during investigations and development works in the north of the site. The soils associated with most of these results have been removed as part of recent development works and disposed of appropriately. The soft landscaping in the 'meanwhile garden space' is temporary and very minimal. Topsoil was imported and used in above-ground planters at the meanwhile garden space. The temporary garden will be replaced at a later stage with a permanent landscaping solution. Imported soils (topsoil and subsoils) used in future permanent landscaping must be tested for, including chemical testing of contaminants of concern (to confirm suitability for use).

Asbestos was found on site and removed. Verification samples collected following the removal did not record asbestos. The works completed above are considered to be satisfactory. The report indicates that contractors have implemented appropriate health and safety precautions including licensed asbestos removal works, along with a contamination watching brief during the groundworks.

The details submitted are acceptable in respect of the works of development undertaken, and therefore may be discharged in part.

An informative is added clarifying that a further submission will be required on completion of the foundation works at the UKPN substation and soil sampling at Starcross yard in order to discharge Condition 15 in its entirety. The addendum must present the verification records relating to the foundation works at the substation as well as evidence of the placed depth and chemical testing certificates for the topsoil and subsoil at Starcross yard.

The details submitted are acceptable in terms of policies G1, D1, A1, and DM1 of the Camden Local Plan 2017.

- 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 (Exceedence 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);

- 3 A further Verification Report (and potential remediation measures) in respect of Condition 15 for remaining works of development remains to be submitted for approval.

The report will be required on completion of the foundation works at the UKPN substation and soil sampling at Starcross yard in order to discharge Condition 15 in its entirety. The addendum must present the verification records relating to the foundation works at the substation as well as evidence of the placed depth and chemical testing certificates for the topsoil and subsoil at Starcross yard.

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