

Mr Mike Ibbott
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One America Street
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Application Ref: **2017/0142/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

15 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Maria Fidelis Convent School
34 Phoenix Road
London
NW1 1TA

Proposal:

Details pursuant to Condition 11 (sustainable drainage maintenance plan) of planning permission 2016/3476/P dated 01/12/2016 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.

Drawing Nos: 269-JW-100 Rev P01 and Maria Fidelis School - SUDS Maintenance Proposals dated 03/01/2017

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reasons for granting permission:

Condition 11 requires a lifetime maintenance plan, demonstrating how the approved sustainable drainage system will be maintained, to be submitted to and



approved in writing by the local planning authority prior to the commencement of the development.

The SUDS Maintenance Proposals document submitted has been reviewed by the Council's Sustainability Section who considers the details provided within it sufficient to discharge the requirements of Condition 11.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to satisfy the relevant requirements of Condition 11 and the details are in general accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

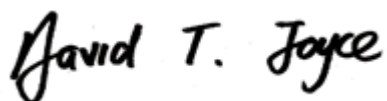
- 2 You are advised that Conditions 3 (landscaping), 4 (cycle storage), 5 (materials), 6 (boundary treatment), 8 (living roof), 9 (lighting strategy), 12 (tree protection), 13 (air quality monitors), 14 (mechanical ventilation), 15 (remediation), 17 (bird and bat nesting), 18 (works), 20 (design and construction method statement), 26 (photovoltaics) and 27 (piling method statement) of planning permission 2016/3476/P remain outstanding.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Executive Director Supporting Communities