

Mr Mike Ibbott
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One America St
London
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Application Ref: **2016/6738/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

16 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 Conditions 12 (tree protection) and 13 (air quality) of planning permission ref 2016/3476/P, dated 01/12/2016, for the demolition of the 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: DTPP, 040, Letter from Kier dated 17/10/2016, 2698-JW-100 Rev P01, Letter from Kier dated 06/10/16 and Arboricultural Method Statement by Kier dated 13/01/17

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



Informative(s):

1 Reasons for granting permission:

Condition 12 requires details demonstrating how trees shall be protected during construction work to be submitted to and approved by the Council in writing prior to the commencement of any works on site.

Condition 13 requires full details of the air quality monitors to be installed to be submitted to and approved by the local planning authority in writing before any development takes place.

The details of tree protection and the air quality monitors submitted have been reviewed by the Council's Tree and Sustainability Sections who consider the details provided sufficient to discharge the requirements of Conditions 12 and 13.

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 Conditions 12 and 13 and the details are in general accordance with policies CS5, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP32 of the London Borough of Camden Local Development Framework Development Policies.

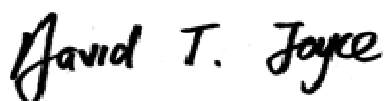
2 You are advised that Conditions 3 (landscaping), 4 (cycle storage), 5 (materials), 6 (boundary treatment), 8 (living roof), 9 (lighting strategy), 14 (mechanical ventilation), 15 (remediation), 17 (bird and bat nesting), 18 (works), 20 (design and construction method statement), 26 (photovoltaics) 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