

Mr Mike Ibbott
tp bennett LLP
One America Street
London
SE1 0NE

Application Ref: **2016/6814/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

26 October 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 20 (design and construction method statements) 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: Site location plan; Ground-borne Vibration Assessment Report prepared by Pace Consult dated 21st July 2017; 39710-BBGE-00-ZZ-DR-X-0001 C2; Assessment Of Impact Of Crossrail 2 Tunnels prepared by Parmarbrook dated October 2016.

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



Informative(s):

1 Reason for granting permission

Condition 20 was attached to planning permission 2016/3476/P (dated 01/12/2016) at the request of TFL, as the application site relates to land within the limits of land subject to consultation by the Crossrail 2 Safeguarding Direction.

The applicant has submitted a 'Ground-borne Vibration Assessment Report', vibro stone column layout plan and an 'Assessment Of Impact Of Crossrail 2 Tunnels' report. Due to the presence of the potential tunnels, the new structure would not be constructed on piled foundations but would be founded on shallow spread foundations with the Made Ground on the site improved by vibro-replacement. The proposed foundation solution would consist of pad foundations, integrated into the ground level slab, and would be founded on vibro-stone column improved made-ground. Vibro-stone columns would themselves be founded into the top of the London Clay to achieve an adequate bearing capacity, and at a level that would be outside of the future Crossrail 2 exclusion zone.

The vibration assessment has been revised in line with recommendations from Crossrail 2 (CR2). The revised document has been assessed by CR2, who have confirmed that condition 20 can be fully discharged.

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

As such, the proposed development is in general accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

2 You are advised that Conditions 3 (landscaping), 4 (cycle storage), 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), and 26 (photovoltaics) of planning permission 2016/3476/P remain outstanding.

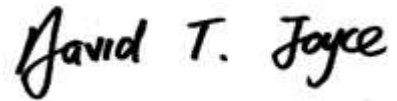
You are advised that details for condition 5 (materials), 6 (boundary treatment) and 27 (piling method statement) of planning permission 2016/3476/P have been submitted and are being assessed.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning