

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

Application Ref: **2017/6520/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

24 January 2018

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 of bird and bat nesting boxes or bricks required by condition 17 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: Bird & Bat Boxes Cover Note; 2698-ZP-112; 2698-bird box mark up; 2698-JW-100; 2698-EL-203.

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

Informative(s):

- 1 Reason for granting permission-

Details of two bird boxes and one bat box, including the exact location, height, aspect, specification and indication of species to be accommodated have been



submitted. The Council's Biodiversity Officer has reviewed the submitted information and concluded that the details provided on the bat and bird boxes type and locations fulfils the requirements of condition 17 and thus it may be discharged.

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

As such, the proposed details are in general accordance with policy 7.19 of the London Plan and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

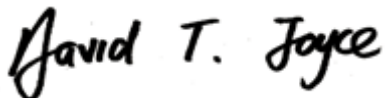
- 2 You are advised that Conditions 3 (landscaping), 4 (cycle storage), 5 (materials), 6 (boundary treatment), 9 (lighting strategy), 14 (mechanical ventilation), 15 (remediation), 18 (works), 26 (photovoltaics) and 27 (piling method statement) of planning permission 2016/3476/P remain outstanding.

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

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