

Mr Fred Woodrow  
tp bennett  
One America Street  
London  
SE1 0NE

Application Ref: **2017/6918/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 a biodiverse, substrate-based extensive living roof required by condition 8 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: EGR Wildflower Species Mix; Green Roofs Maintenance Procedure; Biodiverse Roof Specification; 2698-D2-30\_C03; 2698-GA-104\_C03; Bio Diverse Brown Roof.

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

Informative(s):

- 1 Reason for granting permission:

The Council's Tree Officer has reviewed the submitted details (including species



details, maintenance plan, manufacturer's specifications and section drawings) and concluded that they demonstrate a high quality proposal with a sufficient depth of substrate, diversity of species and adequate maintenance plan to ensure that the roof will be sustainable. The details are therefore sufficient to discharge condition 8 of 2016/3576/P dated 01/12/2016.

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 policies CS13, CS15 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.

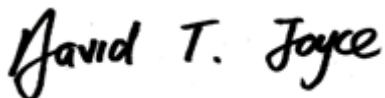
- 2 You are advised that Conditions 3 (landscaping), 4 (cycle storage), 5 (materials), 6 (boundary treatment), 9 (lighting strategy), 14 (mechanical ventilation), 15 (remediation), 18 (works), 26 (photovoltaics) and 27 (piling method statement) of planning permission 2016/3476/P remain outstanding.

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



David Joyce  
Director of Regeneration and Planning