

Application ref: 2017/4775/P
Contact: David Peres Da Costa
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Date: 10 April 2018

Development Management
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Mr Kevin Knight
Maria Fidelis Convent School
34 Phoenix Road
London
NW1 1TA

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 piling method statement required by condition 27 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: 2698-EL-200 P02; 2698-EL-201 P02; 2698-EL-202 P02; 2698-EL-203 P02;
4385-KIER-804 4385-KIER-805; 4385-KIER-806; 4385-KIER-807

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

Informative(s):

- 1 Reason for granting permission

Details have been provided of a sewer CCTV survey and drawings of foundations. Thames Water have reviewed the information provided and agrees to discharge the conditions. The piling/demolition works would be carried out in accordance with

the impact assessment completed with Thames Water assets protection team with ref no X2039/1011.

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

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

- 2 You are advised that Conditions 9 (lighting strategy), 15 (remediation) and 18 (a method statement for demolition and construction in accordance with bat scoping survey) of planning permission 2016/3476/P dated 1/12/16 remain outstanding and require details to be submitted and approved.

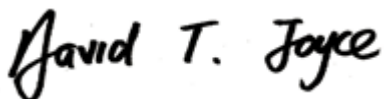
You are advised that details have been submitted for Conditions 3 (landscaping), 4 (cycle storage), 5 (materials), 6 (boundary treatment), 14 (mechanical ventilation), and 26 (photovoltaics) of planning permission 2016/3476/P dated 1/12/16 are currently being assessed.

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