

Application ref: 2017/4920/P
Contact: David Peres Da Costa
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Date: 4 May 2018

Development Management
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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 boundary treatment required by condition 6 of planning permission 2016/3476/P dated 1/12/16 (for demolition of existing school buildings and erection of a new part two, part three, part four-storey 5 form entry secondary school).

Drawing Nos: 2698-DE-055 P03; 2698-DE-050 P01; Email from Mike Ibbott dated 1/5/18

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

Informative(s):

1 Reason for granting permission

The wall facing Phoenix Road would be 2.64m high and would have railing infill panels and splayed and recessed brickwork panels. The height and detailed design of the boundary wall is considered acceptable and would provide visual interest to this elevation. The railing panels would allow some permeability and would help to activate the frontage. The wall to Drummond Crescent would be higher (between 2.88m and 2.95m high) and would include 2 sets of perforated metal gates providing access to the substation and staff cycle parking behind the sports hall. The height is consistent with that originally approved. The facing brick

for the boundary walls would be the same as that used for the majority of the school (New Chailey Stock).

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 policies CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 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.

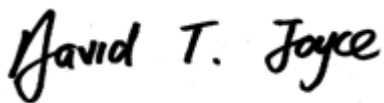
You are advised that details have been submitted for Conditions 3 (landscaping), 4 (cycle storage), 17 (bird and bat nesting), 14 (mechanical ventilation), and 26 (photovoltaics) of planning permission 2016/3476/P dated 1/12/16 are currently being assessed.

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