

Application ref: 2018/1159/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 11 June 2018

**Development Management**  
Regeneration and Planning  
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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 hard and soft landscaping and cycle store required by conditions 3 and 4 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: 1566\_LL\_103 C06; 1566/LD/503 C01; wwa\_1566\_LL\_107 C05; 1566\_LL\_104 C06; 2698-GA-100 C02; wwa\_1566\_LP\_301 C03; wwa\_1566\_LL\_110 C04; Wardale Cyle Shelter (visual data sheet); Sheffield Cycle Stand (Broxap)

Informative(s):

- 1 Reason for granting permission

A planting schedule, landscape planting plan and landscape layout with details of hard landscaping have been submitted. The planning includes trees, shrubs, climbers, herbaceous, bulbs and grasses. The Council's tree officer has confirmed

the details of hard and soft landscaping are acceptable. The proposed hard and soft landscaping is considered to be suitable for the site to enhance the biodiversity of the site.

The Council's transport officer has confirmed the details of cycle store are in line with what was agreed at planning stage. The scheme makes adequate provision for cycle users with Sheffield stands and polycarbonate cycle shelter for long stay cycle parking.

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 CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP16, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that conditions 9 (lighting strategy) and 15 (remediation) of planning permission 2016/3476/P dated 1/12/16 remain outstanding and require details to be submitted and approved.

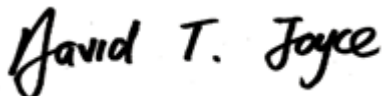
You are advised that details have been submitted for Conditions 14 (mechanical ventilation), 18 (a method statement for demolition and construction in accordance with bat scoping survey) and 26 (photovoltaics) of planning permission 2016/3476/P dated 1/12/16 and are currently being assessed.

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



David Joyce  
Director of Regeneration and Planning