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Application Ref: **2018/2405/P**  
Please ask for: **David Peres Da Costa**  
Telephone: 020 7974 **5262**

21 September 2018

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Grant of Non-Material Amendments to planning permission**

Address:  
**Maria Fidelis School**  
**34 Phoenix Road and 1-39 Drummond Crescent**  
**London**  
**NW1 1TA**

Proposal: Alteration to boundary wall (removal of railing and replacement with brick with vertical slots) at junction of Phoenix Road and Clarendon Grove and grey render finish to exposed gable wall of 44 Phoenix Road to 'erection of a new part two, part three, part four-storey secondary school with associated landscaping, flood-lit multi-use games area (MUGA), cycle parking and servicing' approved under 2016/3476/P dated 01/12/2016.

Drawing Nos:  
Superseded: 2698-JW-228 P01; 2698-JW-229 P01; 2698-JW-230 P01

Revised: 2698-JW-228 P04; 2698-JW-230 P04

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no.2 of planning permission 2016/3476/P shall be replaced with the following condition:



## REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing site location plan 2698-JW-100 Rev P01; Existing site plan 2698-JW-101 Rev P01; Existing elevations 2698-JW-110 Rev P01; Proposed site plan 2698-JW200 Rev P01; Proposed GA plan ground floor 2698-JW-201 Rev P01; Proposed GA plan 1st floor 2698-JW-202 Rev P02; Proposed GA plan 2nd floor 2698-JW203 Rev P02; Proposed GA plan 3rd floor 2698-JW-204 Rev P02; Proposed GA plan roof level 2698-JW-205 Rev P02; Proposed GA sections 2698-JW-210 Rev P01; Proposed GA elevations - south elevations 2698-JW-215 Rev P01; Proposed GA elevations - north elevations 2698-JW-216 Rev P01; Proposed GA elevations - east/west elevations 2698-JW-217 Rev P02; Proposed GA elevations - entrance bay study 2698-JW-220 Rev P01; Proposed GA elevations - library bay study 2698-JW-221 Rev P01; Proposed GA elevations - bay study sports hall & dance 2698-JW-222 Rev P01; Proposed 3D view - Drummond Crescent 1 2698-JW-225 Rev P02; Proposed 3D view - Drummond Crescent 2 2698-JW-226 Rev P01; Proposed 3D view - Drummond Crescent 3 2698-JW-227 Rev P01; Proposed 3D view - Student Entrance 1 2698-JW-228 Rev P04; Proposed 3D view - student Entrance 2 2698-JW-230 Rev P04; Proposed 3D view - Aerial 2698-JW-231 Rev P01; Muga Pitch Lighting Layout 5112-EL-303 Rev A; Landscape Masterplan WWA\_1566\_LL\_101 Rev T06; Boundary Plan WWA\_1566\_Sk\_002 Rev T06; Access & Circulation WWA\_1566\_Sk\_003 Rev T04; and Levels Plan WWA\_1566\_Sk\_009 Rev T01.

### Supporting Documents:

Design and Access Statement by Jestico + Whiles; Planning Statement by tp Bennett; Heritage Statement by Built Heritage Consultancy; Historic Environment Assessment by MOLA; Detailed Daylight and Sunlight Report by Bilfinger GVA; BREEAM Pre-Assessment by Scott White and Hookins; Energy Statement by Low Energy Consultancy Ltd; Sustainability Statement by Low Energy Consultancy Ltd; Air Quality Assessment by Resources and Environmental Consultants Ltd; Environmental Noise Survey by Pace Consult; Ground-borne Vibration Assessment Report by Pace Consult; Phase 1 Preliminary Unexploded Ordnance Risk Assessment by Ordtek; Geo-Environmental Assessment by Geosphere Environmental Ltd; Phase 1 Desk Study and Preliminary Risk Assessment; Phase 2 Ground Investigation Report; Ecological Assessment by JFA; Tree Constraints by JFA; Internal Bat Building Assessment (Clear) (for MFS); Bat Scoping Survey by Wold Ecology Ltd (for Drummond Crescent); Transport Assessment by MLM; School Development Travel Plan by Maria Fidelis Catholic School FCJ; Flood Risk Assessment by Parmarbrook; Statement of Community Involvement by tp Bennett; and Construction Method Statement by Kier Construction.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting

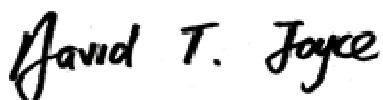
The amendment to the boundary wall adjacent to 'Clarendon Gove' (a pedestrian footpath) was revised during the course of the application to include vertical slots within the wall. This would provide a degree of visual permeability to the users of the passage and is therefore considered acceptable. The enlargement of the slots was investigated but was not feasible due to structural reasons. The flank wall of 42 Phoenix Road would be finished in grey render. The colour of the render would be acceptable as the mid-grey render would match the school render colour of 1st and 2nd floor.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2016/3476/P dated 01/12/2016. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development. Furthermore, it is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 01/12/2016 under reference number 2016/3476/P and is bound by all the conditions and obligations attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Yours faithfully



David Joyce  
Director of Regeneration and Planning

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