

Application ref: 2018/2569/P
Contact: David Peres Da Costa
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Date: 19 October 2018

Development Management
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One America Street
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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 construction method statement to protect bats required by condition 18 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: Bat survey prepared by Wold Ecology Ltd dated May 2018

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting permission

The field surveys conducted during late May 2018 revealed no evidence of roosting bats. The method statement outlined in the submitted document details the best working practice and precautions that must be followed and provided to all contractors involved with the demolition of the building. The submitted documents have been reviewed by Nature Conservation who has

confirmed that condition 18 can be discharged and that the submitted details demonstrate that a precautionary approach with regards to bats would be taken.

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 would be in compliance with the Conservation of Habitats and Species Regulations 2010 and the Wildlife & Countryside Act 1981 (as amended).

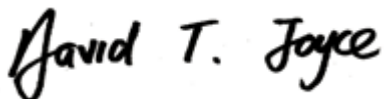
- 2 You are advised that details have been submitted for Condition 9 (lighting strategy), 15 (remediation), 14 (mechanical ventilation) and 26 (photovoltaics) of planning permission 2016/3476/P dated 1/12/16 and are currently being assessed. All other conditions relating to planning permission 2016/3476/P have been discharged.

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.

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