

Application ref: 2018/1164/P  
Contact: David Peres Da Costa  
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Date: 30 October 2018

**Development Management**  
Regeneration and Planning  
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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 mechanical ventilation system and PV panels required by condition 14 and 26 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: 5112-D-132 C3; 5112-D-131 C2; 5112-D-141 C2; 5112-D-134 C2; 5112-D-133 C3; 5112-D-142 C2; Letter prepared by Briggs & Forrester dated 30/01/18; I1604-100-01 Rev B; 5112/EP/001 Rev H; Letter prepared by Briggs & Forrester dated 18/01/2018; RI-F385-G specification sheet; Calculation sheet prepared by Photon Energy dated 29/09/17; I1604-200-01 Rev G; SMARTRAIL X835 specification sheet; Solis Three PV Inverter specification sheet

Informative(s):

1 Reason for granting permission

Condition 14

Air intakes are depicted on the third floor roof at the eastern end of the new building. Location maps show this is by the junction of Drummond Crescent and Doric Way. These are not major roads and therefore there are no concerns with the location. The proposed air inlet locations would ensure the amenity of residents would be protected.

Condition 26

The details have been reviewed by the Sustainability officer. The layout drawing shows 388 modules each rated 275 Wp, hence total system capacity 106.70 kWp. These are arranged as three arrays: Roof 1 ~43 kWp array SSE facing; Roof 2 ~22 kWp array due south facing; Roof 3 ~41 kWp array south east facing. Given the large size of the arrays and their different orientations, for the purposes of maximising energy yield the proposals would allow for variable power management of the different arrays with 3 inverters mounted on roof 3 with a meter built into the enclosure. All modules would be angled at 10deg to horizontal. A generation meter would be located in the plant room. A 3D shading model was created as part of the calculation to assess the impacts of the guardrail shading. The development would provide adequate on-site renewable energy facilities and the submitted details are therefore considered acceptable.

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 CS13 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

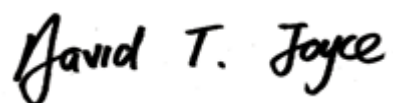
2 You are advised that details have been submitted for Condition 9 (lighting strategy) and 15 (remediation) of planning permission 2016/3476/P dated 1/12/16 and are currently being assessed. All other conditions relating to planning permission 2016/3476/P have been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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