

Application ref: 2018/3115/P
Contact: David Peres Da Costa
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Date: 4 April 2019

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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 remediation measures required by condition 15 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: 2698-JW-100 P01; Phase 2 - Additional Ground Investigation Report prepared by Geosphere Environmental Ltd dated 29 June 2018; 1566/LD/503 C02; Phase 3 - Remediation Method Statement prepared by Geosphere Environmental Ltd dated 14 March 2019; Email from Ivor Allcock (Kier) dated 28/3/19; Email from Jim Dawson (Geosphere Environmental) dated 29/3/19

Informative(s):

1 Reason for granting permission

The submitted details include the recommendations for remediation from the site investigation and a remediation method statement. The remediation strategy would remove or cover Made Ground soils that are potentially

contaminated and ensure the chemical validation of any imported soils to confirm suitability for the land use.

The landscaping strip along the east /north east of the site would have a membrane to a minimum of 450mm depth with bulk imported soil cover above. Where trees are to be planted the tree planting excavation pit would be to 1m bgl (minimum) and the maximum width of the landscaped strip, understood to be between 1.8m and 2.0m wide, resulting in a tree pit that is circa 2m x 2m x1m. The membrane liner would continue along the base and sides of the excavation required for the tree pits. Validation soil samples would be obtained when the trench is open and / membrane lined (and before the bulk soil is imported and planted).

The submitted details have been reviewed by the Council's contaminated land officer and the tree officer and the details are considered sufficient to protect future occupiers of the development from the possible presence of ground contamination. A verification report is required prior to occupation and an informative advising of this requirement would be included on the decision.

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 CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that Condition 15 (verification report prior to occupation) of planning permission 2016/3476/P dated 1/12/16 is outstanding and require details to be submitted and approved.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer