

Application ref: 2021/3796/P  
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Date: 13 December 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Mace Dragados Joint Venture  
HS2 Project Office  
The Podium, 2nd Floor  
1 Eversholt Street  
London  
NW1 2DN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**Land at the former Maria Fidelis School**  
**Starcross Street**  
**London**  
**NW1 2LY**

Proposal:

Erection of a six-storey combined Construction Skills Centre (Use Class F1) and HS2 Site Accommodation (Use Class (E) as temporary meanwhile uses to facilitate the construction of HS2 Euston Station.

Drawing Nos: Drawing Numbers: 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F3-000001 C02, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F2-000001 C02, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F1-000001 C02, 1CP01-MDS\_FBM-AR-DEL-SS08-\_SL23000003 C02, 1CP01-MDS\_FBM-AR-DEL-SS08-\_SL23000002 C02, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000001 C02, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000006 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000005 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000004 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000003 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000002 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-GF-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F6-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F5-000006 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F4-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F3-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F2-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F1-000001 C01, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000005 C01, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000004 C01, 1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-000019 C01,

1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-0000119 C01, 1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-000017 C01, 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000004 C01, 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000005 C01, 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000002 C01

Background Papers and Supporting Documents: Site Contamination Report (Parts 1-5) Rev C01, Acoustic Assessment Report Rev C01, Air Quality Report August 2021, Deliveries and Servicing Management Plan August 2021, Public Engagement Report August 2021, Transport Assessment Rev C01, Travel Plan August 2021, Cover Letter 04/08/2021, Planning Statement August 2021, Design and Access Statement (parts 1-8) Rev: C01, Landscape Report August 2021, Fire Statement August 2021, External Lighting Statement August 2021, Sustainability Statement August 2021, Energy Statement August 2021, Noise and Vibration Assessment 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990019 - P01, Interface Settlement Analysis 2673-WHP-ZZ-ZZ-RP-Y-1001-S3-P01 and Pile Foundation Plan 1CP01-MDS\_WWH-CV-DSP-SS08\_SL23-00000X

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The permission hereby granted is for a temporary 10 year period commencing 10 November 2022. Any buildings on the site shall be removed and land within the site shall revert to Class F1 use on expiry of this temporary period.

Reason: To allow the meanwhile use of the site without inhibiting the comprehensive master-planning and development of the area following construction of Phase 1 of the HS2 railway in accordance with Policy C3 and A2 of the London Borough of Camden Local Plan, draft London Plan Policy HC5 and the principles set out in the Euston Area Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers: 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F3-000001 C02, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F2-000001 C02, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F1-000001 C02, 1CP01-MDS\_FBM-AR-DEL-SS08-\_SL23000003 C02, 1CP01-MDS\_FBM-AR-DEL-SS08-\_SL23000002 C02, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000001 C02, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000006 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000005 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000004 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000003 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-000002 C01, 1CP01-MDS\_FBM-AR-DSE-SS08\_SL23-GF-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F6-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F5-000006 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F4-000001 C01,

1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F3-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F2-000001 C01, 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F1-000001 C01, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000005 C01, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000004 C01, 1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-000019 C01, 1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-0000119 C01, 1CP01-MDS\_FBM-AR-DDE-SS08\_SL23-000017 C01, 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000004 C01, 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000005 C01, 1CP01-MDS\_FBM-AR-DSP-SS08\_SL23-GF-000002 C01

Background Papers and Supporting Documents: Site Contamination Report (Parts 1-5) Rev C01, Acoustic Assessment Report Rev C01, Air Quality Report August 2021, Deliveries and Servicing Management Plan August 2021, Public Engagement Report August 2021, Transport Assessment Rev C01, Travel Plan August 2021, Cover Letter 04/08/2021, Planning Statement August 2021, Design and Access Statement (parts 1-8) Rev: C01, Landscape Report August 2021, Fire Statement August 2021, External Lighting Statement August 2021, Sustainability Statement August 2021, Energy Statement August 2021, Flood Risk Assessment.

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

- 4 Detailed drawings, information or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, of all external windows and doors at a scale of 1:10

b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, brickwork and cladding.

c) Details of CCTV, lighting of entrance areas and control of access points

The relevant part of the works shall then be carried in accordance with the approved details

Reason: To safeguard the appearance of the premises and the character of the surrounding conservation area in accordance with the requirements of policy D1 of the Camden Local Plan 2017.

- 5 Prior to occupation of the site, details of the location, design and method of waste storage and removal including recycled materials for the CSC, shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan.

- 6 Prior to the expiration of the temporary planning permission hereby approved,

a waste management plan shall be submitted to and approved by the local planning authority demonstrating how 95% of construction and demolition waste will be reused/recycled/recovered and 95% of excavation waste used for beneficial purposes. The demolition and dismantling of the development shall thereafter not proceed other than in complete accordance with the approved details

Reason: To ensure all development optimise resource efficiency in accordance with policy CC1 of the London Borough of Camden Local Plan Policies and to reduce waste and support the circular economy in accordance with policy SI 7 of the London Plan 2021.

- 7 Prior to commencement of the relevant works, full details of hard and soft landscaping, including use of recycled materials and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 8 The sustainable drainage system as approved (drawing 1CP01-MDS\_WWH-DR-DGA-SS08\_SL23\_GF-000001\_P03 within Appendix 2 of technical note 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990017) shall be installed as part of the development to accommodate all storms up to and including a 1:100 year storm with a 40% provision for climate change, such that flooding does not occur in any part of a building or in any utility plant susceptible to water and to achieve a run off rate of 1l/s. The system shall include Porous Pavement with storage volume of 143m<sup>3</sup> and Geocellular Storage of 53m<sup>3</sup>, as stated in the approved drawings and shall thereafter retained and maintained in accordance with the approved maintenance plan.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC2 and CC3 of the London Borough of Camden Local Plan Policies and Policy SI 13 of the London Plan 2021.

- 9 Prior to occupation of development, full details in respect of the living roofs in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to occupation of the development, full details in respect of the green wall in the area indicated on the approved plan shall be submitted to and approved in writing by the local planning authority. Details of the green wall shall include: species, planting density and long term viability of the green wall, as well as details of the maintenance programme. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the green infrastructure in accordance with policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

- 11 Prior to commencement of the relevant part of the development, full details of the mechanical ventilation systems for the whole site including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler stacks and as close to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

- 12 Prior to occupation evidence that an appropriate PM filtration system on the mechanical ventilation intake of the building has been installed, and a detailed mechanism to secure maintenance of this system and changing of filters, should be submitted to the Local Planning Authority and approved in writing.

Reason: To protect the amenity of residents in accordance with London Borough of Camden Local Plan Policy CC4.

- 13 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the demolition and construction phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements policies A1 and CC4 of the Camden Local Plan.

- 14 Prior to occupation, a verification report in accordance with Sections 7.2 and 7.3 of the Site Contamination Report produced by Mace Dragados Joint Venture (MDjv) dated 3rd August 2021 should be submitted to, and approved in writing, by the local planning authority.

Reason: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017

- 15 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

- 16 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 17 Prior to occupation of the development, details of secure and covered cycle storage areas for a total of 40 long and short stay cycle parking spaces for the CSC and 98 long and short stay spaces for the site office accommodation shall be submitted to and approved by the local planning authority. The approved facilities shall thereafter be provided in its entirety prior to the first occupation, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 18 Prior to commencement of the relevant works, a plan showing details of biodiversity enhancements on the building (including details of bird and bat boxes) appropriate to the development's location, scale and design shall be submitted to and approved in writing by the local planning authority. The measures shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan and in accordance with

policy A3 of the Camden Local Plan 2017.

- 19 The below ground works hereby approved shall be undertaken in accordance with the Noise and Vibration Assessment 1CP01-MDS\_ARP-EV-REP-SS08\_SL23-990019 - P01, Interface Settlement Analysis 2673-WHP-ZZ-ZZ-RP-Y-1001-S3-P01 and Pile Foundation Plan 1CP01-MDS\_WWH-CV-DSP-SS08\_SL23-00000X.

Reason: To allow the meanwhile use of the site without inhibiting the delivery and operation of Crossrail II transport infrastructure in accordance with Policy G1, A1, and T3 of the London Borough of Camden Local Plan.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle

Street, WC1H 8EQ.

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 2021.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer