

Application ref: 2022/1940/P  
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Arup  
8 Fitzroy Street  
London  
W1T 4BJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:

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

Proposal: Non-material amendments to planning permission 2021/3796/P dated 13/12/2021 (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) namely window and door alterations on all elevations and alterations to lift overrun and plant enclosure at roof level.

Drawing Nos: Superseded: 1CP01-MDS\_FBM-AR-DGA-SS08\_SL23-F6-000001 C01, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000002 C02, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000001 C02, 1CP01-MDS\_FBM-AR-DEL-SS08\_SL23-000003 C02

Proposed: 1CP01-MDS\_PML-AR-DEL-SS08\_SL23-000001 C06, 1CP01-MDS\_PML-AR-DEL-SS08\_SL23-000002 C04, 1CP01-MDS\_PML-AR-DGA-SS08\_SL23\_F6-000002 C02

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.3 of planning permission 2021/3796/P shall be replaced with the following condition:

### REPLACEMENT CONDITION 3

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

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\_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-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, 1CP01-MDS\_PML-AR-DEL-SS08\_SL23-000001 C06, 1CP01-MDS\_PML-AR-DEL-SS08\_SL23-000002 C04, 1CP01-MDS\_PML-AR-DGA-SS08\_SL23\_F6-000002 C02, 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.

#### Informative(s):

##### 1 Reason for granting approval

The current proposals seek to make a number of amendments to the approved development including: Addition of two windows at second floor, addition of window and emergency escape doors at first floor and removal of window at ground floor on the northern (rear) elevation; Addition of four sets of doors and relocated windows at ground floor on southern (front) elevation; Addition of four first floor windows on west elevation; Reconfigured lift overrun and additional lift overrun at roof level; Reduction in size of approved roof plant enclosure.

The proposed alterations to the north and south elevations are considered minor and would not have a significant visual impact, particularly as they would be largely screened from public view by the existing school building to the south and HS2

construction site to the north. The alterations to the approved lift overrun would result in a reduced width from the previously approved scheme when viewed from the front of the site and a slightly increased depth to the rear, which is considered acceptable and would not have an impact on the design and appearance of the approved development. Similarly, the additional lift overrun to the rear of the roof would have limited visibility from short and long views and due to the size of the building is considered acceptable. No objection is raised to the alterations to the footprint of the approved acoustic enclosure which would reduce by approximately 5sqm.

The proposed alterations would not cause harm to neighbouring amenity in terms of loss of light or outlook. The four additional first floor windows on the west elevation would share the same outlook as the approved windows on this side of the building and would not cause harmful levels of overlooking as result.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted under permission 2021/3796/P dated 13/12/2021. The proposed amendments are therefore considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

- 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 2021/3796/P dated 13/12/2021 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 2021.

Yours faithfully



Daniel Pope  
Chief Planning Officer

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