

Application ref: 2022/5208/P
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Date: 24 February 2023

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Arup
8 Fitzroy Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Land at the former Maria Fidelis School
London
NW1 2LY

Proposal:

Details required by condition 7 (landscaping) of permission reference 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).

Drawing Nos: 1CP01-MDS_MLL-AR-DPL-SS08_SL23-000004 - MF Landscape
General Arrangement

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 7 requires details of all hard and soft landscaping to be submitted and approved.

The original approval did not include any soft landscaping within the red line boundary of the application site other than an existing and retained pocket of trees and aquatics. As such, the landscaping works are limited to the paving that is to be installed around the approved construction skills centre (CSC) as

well as a small bin store.

The current application includes details of the proposed paving including a section drawing to show the proposed layering of the paving and supporting materials beneath the surface. The paving would cover a relatively small area around the CSC and would have very limited visibility from the public realm. Similarly, the refuse store located in the south eastern corner of the site is small in size and would be largely screened by the Exmouth Arms pub immediately to the south. The submitted details are considered acceptable and would not cause harm to the appearance of the approved development and the surrounding area. Condition 7 can therefore be discharged.

The site's planning history has been taken into account in coming to this decision. The full impact of the proposed development has already been assessed.

As such, the details are in general accordance with policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 4c, 5, 6, 10 and 17 of permission reference 2021/3796/P dated 13/12/2021, are 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 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 blue rectangular stamp.

Daniel Pope
Chief Planning Officer