



Application ref: 2020/5898/P
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Deloitte LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Astor College
99 Charlotte Street
London
W1T 4QB

Proposal: Details of piling method statement for cafe required by condition 14ii of planning permission 2015/1139/P dated 27/08/15 (as amended by 2016/6984/P dated 23/12/2016 and 2017/3751/P dated 22/01/2018) (for refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms).

Drawing Nos: Risk Assessment and Method Statement prepared by Roger Bullivant; Drawing showing Thames Water assets prepared by Thames Water; Email from Thames Water dated 6 February 2019; E-mail prepared by Galliford Try dated 8 December 2020 setting out programme of works; Gravity drain/sewer survey for MK Surveys prepared by Flowline dated 01/09/2018; Topographical and PAS 128:2014 Utility Survey 24153 Rev 1; Below Ground Drainage 6775 / 500 C16I; RC DETAILS OF LOWER GROUND FLOOR SLAB 6775 R131 Rev C3I; 6775/104 Rev C6; RC DETAILS OF PILE CAP, GROUND BEAMS WALLS 6775/R130 Rev C1

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

Informative(s):

1 Reason for granting permission

A piling method statement has been submitted and a plan showing the relationship of the piles to Thames Water (TW) infrastructure.

Condition 14 of the parent permission (2015/1139/P) was varied by NMA 2016/6984/P dated 23/12/2016 to separate that condition into two parts so that it could be partially discharged. Firstly, piling for the proposed rear extension and the adjacent tower crane base and secondly piling for the proposed café extension. Condition 14 was partially discharged 23/12/2016 (ref: 2016/4518/P). Piling for the café could not be discharged until the existing TW 305mm sewer had been surveyed and the proposals agreed with TW. The current application provides evidence that a CCTV survey was conducted in September 2018 by MK Surveys which demonstrated that the 305mm drainage run in question was redundant and blocked with concrete. This drainage run did not form part of the application site's drainage strategy.

TW confirmed to the contractor by email, dated 1/2/19, "that if the water pipework is on your side of the property boundary then you can take whatever measures are necessary to protect the pipework, including liaising with the site to the rear if necessary. We would only need to get involved if your work affected any of our assets in the public footpath (or if one of our assets is inside the site), but assets I mean distribution mains, fire hydrants, washouts and valves)".

Piling for the café commenced 11/03/2019 and was completed 16/03/2019. The piling for the café consisted of 5 piles. Drawings have been provided to demonstrate that water pipework has been protected by special measures by encasing the piles adjacent to any pipework in accordance with the Piling Method Statement.

The submitted details are considered acceptable and would safeguard existing below ground public utility infrastructure and controlled waters.

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 policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

2 You are reminded that condition 17 (Bedford Passage) of planning permission granted on 27/08/2015 ref: 2015/1139/P 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 2023.

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