

16 December 2016

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London Borough of Camden  
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**FAO David Peres da Costa**

Dear David,

**Astor College, 99 Charlotte St, W1T 4QB**

**Submission for Planning Permission for non-material amendment to Condition 14 of application, 2015/1139/P (S.96a TCPA 1990)**

On behalf of our client, University College London ("UCL") (the applicant), please find below details of our request to vary Condition 14 of planning permission 2015/1139/P.

**Application Context**

Planning permission was granted for works relating to the substantial refurbishment and extension of Astor College on 27 August 2015 (ref. 2015/1139/P). The full description of development was:

*"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, elevational alterations including overcladding, relocation of main access, provision of ground floor cafe (Class A3) and pedestrianisation of Bedford Passage"*

This submission seeks to amend Condition 14 of this planning permission.

**Condition 14**

Condition 14 of planning permission 2015/1139/P states:

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*"No impact piling shall take place until a piling method statement, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement."*

*Reason: To safeguard existing below ground public utility infrastructure and controlled waters in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy."*

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This application hereby requests planning permission to vary the wording of Condition 14 to instead state:

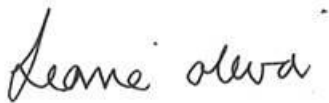
*"No impact piling **for i) the rear extension (including the crane base for the construction of the rear extension) or ii) the café extension** shall take place until a piling method statement **for i) the rear extension and ii) the café extension**, prepared in consultation with Thames Water or the relevant statutory undertaker, detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works, has been submitted to and approved in writing by the local planning authority. Any piling must be undertaken in accordance with the terms of the approved piling method statement."*

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At this stage we would seek to discharge piling for only the proposed rear extension and the adjacent tower crane base. We would be unable to discharge the piling for the proposed café extension until the existing Thames Water sewer, which may run below or near the proposed café, is surveyed and the proposals are agreed with Thames Water. The above variation of Condition 14 would allow for this partial discharge and for works to subsequently proceed as planned.

I trust that the above information is sufficient to vary Condition 14. Should you have any queries with the application, please do not hesitate to contact my colleague Ellie Bird on 020 7007 3891 or [ebird@deloitte.co.uk](mailto:ebird@deloitte.co.uk).

Yours sincerely,



**Leonie Oliva**  
Deloitte LLP