

Ms Leonis Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/6984/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
Astor College
99 Charlotte Street
London
W1T 4QB

Proposal: Variation to Condition 14 (piling method statement) of planning permission 2015/1139/P dated 27/08/15 (for refurbishment of existing student accommodation comprising 2 storey front extension, 8 storey rear extension and front central bay extended forward to provide 60 additional bedrooms), namely to alter the trigger to allow partial discharge.

Drawing Nos: Site location plan; Cover letter prepared by Deloitte dated 16th December 2016

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 For the purposes of this decision, condition no.14 of planning permission 2015/1139/P shall be replaced with the following condition:



REPLACEMENT CONDITION 14

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 the relevant part of the works, 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.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informatives:

1 Reasons for granting permission.

The application seeks to amend the trigger for Condition 14 (piling method statement) so that it can be partially discharged. The applicant has advised the piling works can be separated into two parts. Firstly, piling for the proposed rear extension and the adjacent tower crane base and secondly piling for the proposed café extension. Piling for the café, cannot be discharged 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 café proposals may need to be revised to gain Thames Water's approval. The justification put forward by the applicant is considered sufficient. The alteration to condition 14 to allow partial discharge would not materially affect the proposed development and would therefore be acceptable.

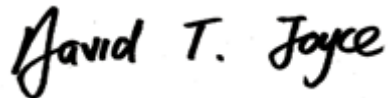
The planning and appeal history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy.

2 You are advised that this decision relates only to the alteration to the wording of condition 14 to allow partial discharge and shall only be read in the context of the substantive permission granted on 27/08/15 under reference number 2015/1139/P 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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities

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