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Application Ref: **2016/4518/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)

Approval of Details Granted

Address:
Astor College
99 Charlotte Street
London
W1T 4QB

Proposal:

Details of piling method statement required by condition 14 (part i) of planning permission 2015/1139/P dated 27/08/2015 as amended by 2016/6984/P dated 23/12/16 (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)).

Drawing Nos: Work Package Plan prepared by Keller dated 04/08/16; Drilling rig details - klemm 709 A4; MBP-6775-150-T1; SK340-P1; L 099 T1; 6775/500 P1; 010118_01; SK347-P1; SK348-P1; CCTV Survey Report dated 25/09/15

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

Informative(s):

- 1 Reason for granting permission

The method of piling is Continuous Flight Auger (CFA) Piling. Thames Water have



confirmed that part i of condition 14 (piling method statement for the proposed rear extension and the adjacent tower crane base) can be discharged. Part ii, 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. Condition 14 can therefore be partially discharged.

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.

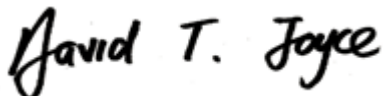
- 2 You are reminded that conditions 8 (photovoltaic cells), 9 (brown roof), 10 (SUDS), 12 (brickwork), 13 (detailed drawings / samples), 14ii (piling method statement for cafe), 17 (Bedford Passage) of planning permission consent granted on 27/08/2015 ref: 2015/1139/P are outstanding and require details to be submitted and approved. Condition 11 (ground investigation) is currently being assessed by the Council.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Executive Director Supporting Communities