

Miss Ellie Bird
Deloitte LLP
Deloitte LLP
Athene Place
66 Shoe Lane
London EC4A 3BQ

Application Ref: **2017/3751/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

22 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:

Astor College
99 Charlotte Street
LONDON
W1T 4QB

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2015/1139/P dated 27/08/15 (for extensions to student accommodation to provide 60 additional bedroom and associated alterations), namely to allow redesigned main entrance including alterations to layout, longer access ramp and extended canopy; alterations to window design; alterations to lower ground plinth (ceramic cladding replaced by brick with addition of ventilation louvres); alterations to gym entrance; alterations to Bedford Passage elevation (removal of windows / doors); fixed guarding at roof level; alterations to metal fins to rear elevation; and changes to pattern of bricks.

Drawing Nos: Superseded: L/099; L/100; L/250; L/251; L/252

Proposed: 2869 SK: 193 P1; 183 P1; 184 P1; 185 P1; 187; 189 P1; 2015.318: 1250 C; 1099 C; 1252 C; 1100 A; 1251 C; Gebrik Specification for grey podium brick; Section 73 Application: Commentary prepared by DLA Architecture



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of the original planning permission ref 2015/1139/P dated 27/08/15.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2015/1139/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan 2869: L047 P4; L48 P3; L49 P6; L50 P6; L51 P6; L57 P6; L58 P4; L198 P4; L199 P4; L200 P2; L210 P3; L211 P3; L212 P2; L213 P3; L098 P3; L101 P16; L103 P20; L104 P3; L201 P11; L202 P10; L203 P3; L253 P3; L900 P2; 2869 SK: 193 P1; 183 P1; 184 P1; 185 P1; 187; 189 P1; 2015.318: 1250 C; 1099 C; 1252 C; 1100 A; 1251 C; Design and Access Statement Feb 2015; Transport Statement Feb 2015; Plant noise assessment Feb 2015; Energy and Sustainability Statement including BREEAM Pre-Assessment Feb 2015; Daylight/sunlight Assessment Feb 2015; Planning Statement Feb 2015; Gebrik Specification for grey podium brick; Section 73 Application: Commentary prepared by DLA Architecture

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The use of the cafe hereby permitted shall not be carried out outside the following times 07:00 to 21:00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 5 Notwithstanding the provisions of Class A3 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the cafe

hereby approved shall not be used for primary cooking at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

- 6 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The cycle storage area for 44 cycles hereby approved shall be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policies G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 9 Full details in respect of the brown roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The details shall include species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the brown roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The brown roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the brown roof is suitably designed and maintained in accordance with the requirements of policies CC1, CC2, CC3, CC4, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 10 Prior to commencement of development details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change and should aim to achieve a 50% reduction in surface water run off rates. The system shall be implemented as part of the development and thereafter retained and maintained.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

11 Contaminated Land

A) The remediation measures shall be implemented in accordance with the written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas that was submitted to and approved by LB Camden on 1 February 2017 (Reference 2016/6777/P).

B) Following the undertaking of the approved programme pursuant to Part A, an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policies C1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

- 12 The development shall be carried out in accordance with the brick sample panels (2m x 2m) submitted to and approved by LB Camden on 28 August 2017 (Reference 2017/2804/P). The samples panels shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 13 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including elevations, sections and plans at 1:20 of all windows (including

jambes, head and cill), ventilation grills, external doors and gates (including the temporary gate to Bedford Passage);

b) Plan, elevation and section drawings of the new shopfront (at corner of Bedford Passage) and front railing at a scale of 1:20;

c) The development shall be carried out in accordance with the Manufacturer's specification details of all facing materials including the ceramic baguette and panels and samples of those materials which were submitted to and approved by LB Camden on 28 August 2017 (Reference 2017/2804/P), and the grey brick technical specification hereby approved.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

14 Piling method statement

(i) The impact piling for the rear extension (including crane base for the construction of the rear extension) shall be carried out in accordance with the piling method statement submitted to and approved by LB Camden on 23 December 2016 (reference 2016/4518/P).

(ii) No impact piling for 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 CC3 of the London Borough of Camden Local Plan 2017.

15 Before the use commences, the extract ventilating system shall be provided with an acoustic screen in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 16 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 17 Details of Bedford Passage and the boundary interface with the adjacent site shall be submitted to the Local Planning Authority and approved in writing before the relevant part of the works commence.

Details to include:

a) hard and soft landscaping (including any proposals for temporary surface treatment)

b) boundary treatment including any temporary proposals

c) security and crime prevention measures

Such details to be prepared in consultation with the owners of the neighbouring Middlesex Hospital Annex site.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping (which contributes to the visual amenity and character of the area) and a safe environment in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

- 18 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission

The loss of the windows from the Bedford Passage elevation would reduce the activation of this frontage. However the applicant has advised that structural

analysis has been carried out which has shown that the proposed new openings would not be structurally feasible due to the resulting loss of capacity of the structure to resist wind loads and the effect of redistributed loads, which could overstress the existing frame.

The alteration to the lower ground plinth would be justified as the existing concrete piers forming part of the structure of the existing plinth could not be adapted to allow the ceramic cladding over the existing brick wall as originally envisaged. In addition additional extract ventilation louvres would be required, to serve areas in the lower ground floor, and these have been incorporated into the façade of the plinth. The façade ventilation would be coloured to blend in with the brickwork and will be in the form of vertical louvres, rather than horizontal, to pick up on the vertical lines of the ceramic cladding and railings.

Curtain walling is proposed in the reconstructed link between the main building and the gym to signal a new independent entrance to the gym, which would be accessed from Bedford Passage. This would allow more light into the facilities and would improve the lighting, animation and passive security to Bedford Passage.

The scheme was revised following concerns raised by officers. The revised scheme increased the extent of the ceramic baguettes on the café and omitted the grey brickwork plinth. The café glass door, side panel and signage panel have been reconfigured, together with the omission of the proposed tree and adjustment to the cycle store, removal of the planter and replacement with a low level bench, all contribute to making the cafe area more open and inviting, particularly when approached from the Middlesex Hospital Annexe side of Bedford Passage.

The proposed changes are considered acceptable and would maintain a high quality of design and would help to achieve the Council's aspirations for Bedford Passage.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 C5, C6 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the

Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

- 4 You are advised that condition 4 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted time.
- 5 With regard to condition 11 above the preliminary risk assessment is required in accordance with CLR11 model procedures for management of contaminated land and must include an appropriate scheme of investigation with a schedule of work detailing the proposed sampling and analysis strategy. You are advised that the London Borough of Camden offer an Enhanced Environmental Information Review available from the Contaminated Land Officer (who has access to the Council's historical land use data) on 020 7974 4444, or by email, <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-contaminated-land-officer.en>, and that this information can form the basis of a preliminary risk assessment. Further information is also available on the Council's Contaminated Land web pages at <http://www.camden.gov.uk/ccm/navigation/environment/pollution/contaminated-land/>, or from the Environment Agency at www.environment-agency.gov.uk.
- 6 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 7 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal;
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

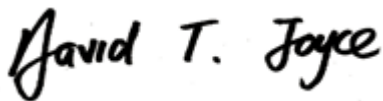
Please send CIL related documents or queries to CIL@Camden.gov.uk

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

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

David Joyce
Director of Regeneration and Planning