



Application ref: 2017/6717/P  
Contact: David Peres Da Costa  
Tel: 020 7974 5262  
Date: 17 October 2018

**Development Management**  
Regeneration and Planning  
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Galliford Try  
Galliford Try Building  
Southern Womersley House  
The Guildway  
Old Portsmouth Road  
Guildford  
GU3 1LR

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 Solar PVs, Brown roof and Blue roof (SUDS), required by condition 8, 9 and 10 of planning permission 2015/1139/P dated 27/08/15 (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: SUDs pro forma dated 23/8/18; Solar panels report prepared by Michael Barclay Partnership dated July 2017; Rugupol specification; I582-100-01 Rev B; Guarantee Terms of K2 Systems GmbH; KR systems (mounting system for solar) specification; ECO green roofs planting scheme; ECO-00008-001; EGR blue roof system - storage / flow rates; Product Data Sheet Aluminum Trim; Caledonian Pebbles 20-40mm - Data Sheet; Eco Greenroofs Extensive Substrate; EGR-10 specification; EGR blue roof void former system specification sheet; Biodiverse Roof - Aster House including maintenance procedure prepared by ECO green roof; 2015.318\_259; ECO--00008-002

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reason for granting approval.

Condition 8 (Solar PV)

The Installation of solar PV on the brown roof area was secured by condition 8. No minimum specification was required other than the implied default policy requirement of making the greatest possible contribution towards the usual 20% minimum CO2 reduction through renewable energy generation. The approved (Rev1) energy statement stated "There would potentially be roof space for 75m2 of PV (approx. 13kWp system) which could produce 10,000 kWh a year". The submissions propose: 46no. solar PV panels @285 Wp capacity per panel, total capacity 13.11 kWp. The design is considered appropriate and matches the maximum array size cited in the Energy Statement.

Condition 9 (brown roof)

A green roof is proposed. As this is still a planted roof, just with a greater variety of species (increasing biodiversity), this is considered acceptable. The submitted details demonstrate the green roof would be suitably designed and maintained.

Condition 10 (SUDS)

A SUDs pro-forma has been submitted. A blue roof is proposed which would ensure that any flooding up to and including the 1 in 30 & 1 in 100 plus climate change storm events would be safely contained on site. Excess run-off would be stored within the stone blankets below the permeable paving in the external areas. Details of maintenance have been provided

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.

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 policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

2 You are reminded that conditions 11b (independent verification report), 13 (detailed drawings / samples) part a (windows and doors) and part b (shopfront), 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.

### 3 SUDS Maintenance schedule

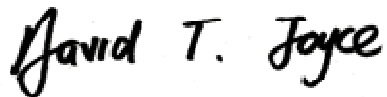
You should provide the maintenance schedule to the post-scheme site owner, operators and/or occupants as well as the relevant UCL departments and personnel prior to occupation.

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