

Mr Nick Woolf
Galliford Try
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Old Portsmouth Road
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Guildford
GU3 1LR

Application Ref: **2019/2485/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

10 July 2019

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: Amendment to planning permission ref 2015/1139/P dated 27/08/2015 (as later varied by planning permission ref 2017/3751/P dated 22/01/2018) 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, elevational alterations including overcladding, relocation of main access, provision of ground floor cafe (Class A3) and pedestrianisation of Bedford Passage', namely to allow various minor elevational alterations.

Drawing Nos: Superseded: 2015.318: 1250 C; 1099 C; 1252 C; 1100 A; 1251 C
Revised: 2015.318_1099 D; 2015.318_1250 I; 2015.318_1251 H; 2015.318_1252 G;
2015.318_1100 C; Commentary prepared by DLA architecture

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

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_1099 D, 1250 I, 1251 H, 1252 G, 1100 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; Commentary prepared by DLA Architecture.

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

Informative(s):

1 Reason for granting approval-

The amendments involve a series of minor elevational alterations following working up the scheme in more detail. They include- alteration to roof guarding; replacement of clear glazing with back painted glass panel; movement joint in PPC aluminium to match brickwork mortar; alteration to soffit profile of Bedford Passage cantilever; rainwater pipes to front elevation of 7th floor; gas pipe enclosure to rear elevation; aluminium louvres to replace airbrick; reconfiguration of vent louvres to podium; relocation of smoke vent to front elevation; introduction of transom to corner windows; alteration to opening lights to ground floor at front; lowering of height of main entrance door with enlarged window above; alteration to location of bin store doors and arrangement of dry riser inlets.

Individually and cumulatively, the changes are relatively minor and will have no impact on the appearance and bulk of the building. The applicant investigated alternative locations for the smoke vent and it was clear that the location chosen was the only feasible option. The size of the smoke vent is in accordance with Building Regulation requirements.

The full impact of the scheme has already been assessed by virtue of the previous planning permission 2015/1139/P dated 27/08/2015 (as later varied by permission ref 2017/3751/P dated 22/01/2018). In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

2 You are advised that this decision relates only to the changes highlighted in the DLA Architecture commentary and set out in the description and shall only be read

in the context of the substantive permission granted on 27/08/2015 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 paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above a faint, light grey rectangular stamp.

Daniel Pope
Chief Planning Officer

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