

Application ref: 2019/2486/P
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Date: 29 December 2020

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Wonersh House
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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 windows and doors required by condition 13a of planning permission 2015/1139/P dated 27/08/2015 (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).

Drawing Nos: 2015.318_: 402 D; 401 G; 404 F; 413; 403 F; 407 A; 408 C; 412 E; 479 D; 406 D; 405 D; 415 D

Informative(s):

1 Reason for granting permission

Details of windows, doors and gates have been provided. The Council's urban design officer has reviewed the submission. It is considered that the details would safeguard the appearance of the host property and the character of the conservation area. Details of the temporary gate to Bedford Passage have been approved under 2020/4380/P.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 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 b (shopfront), 14ii (piling method statement for cafe) and 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.

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.

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, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer