

Mrs Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
LONDON
EC4A 3BQ

Application Ref: **2016/6777/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

1 February 2017

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 ground investigation required by condition 11a of planning permission 2015/1139/P dated 27/08/2015 (for extensions to student accommodation to provide 60 additional bedroom and associated alterations).

Drawing Nos: Ground Contamination Assessment and Remediation Strategy prepared by Arup dated 28 November 2016

The Council has considered your application and decided to approve details.

Informative(s):

- 1 Reason for granting permission

The applicant has submitted a 'Ground Contamination Assessment and Remediation Strategy'. The site investigation identified occasional elevated lead and PAH concentrations and one detection of asbestos in the shallow made



ground. The majority of the site will be capped with buildings, with a small external space consisting of mostly hard landscaping. There are some small areas of soft landscaping in raised bed or tree pits to the rear of the building. The contaminated land officer has confirmed that the report addresses the pre-commencement part of the condition (part a).

An informative would be included confirming that part b of condition 11 is outstanding and remains to be discharged.

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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

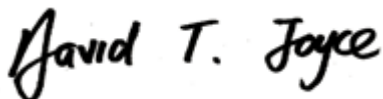
- 2 You are reminded that conditions 8 (photovoltaic cells), 9 (brown roof), 10 (SUDS), 11b (independent verification report) 12 (brickwork), 13 (detailed drawings / samples), 14ii (piling method statement for cafe), 17 (Bedford Passage) of planning permission consent granted on 27/08/2015 ref: 2015/1139/P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

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