

Application ref: 2021/1303/P
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Date: 20 April 2021

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Deloitte LLP
1 New Street Square
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EC4A 3HQ

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 remediation measures and verification report required by condition 11b of planning permission ref 2015/1139/P dated 27/08/2015 as amended by 2017/3751/P dated 22/01/2018 (for refurbishment of existing student accommodation comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward to provide 60 additional bedrooms).

Drawing Nos: Site Analytical Services Ltd 16/26128-1 & 16/26128-2 & 16/25919
Results of 'Crushed concrete'; Asbestos Analyst's Job Summary Report dated 6 Jan 2017; Asbestos contaminated soil timeline; Ground Contamination Assessment and Remediation Strategy; Astor College - Programme; 2015.318_050 (annotated); Asbestos in Soil and Construction and Demolition Materials; Topsoil Invoices; Specification for Asbestos Abatement Works dated 30/11/2016; Site Safety Review Meeting 16/12/2016; Hazardous waste consignment note; Certificate of Identification for Asbestos Fibres Certificate No. J004679; Determination of Asbestos in Soil Report prepared by Envirochem dated 12.12.16 Sample 1, 3, 4, 15 and 16; Asbestos Fibre Identification Reports prepared by Envirochem dated 12/12/2016 and 04/01/2017; Soils investigation at Astor College, University College London prepared by Soiltechnics dated 21 Feb 2017; Ground Contamination Assessment and Remediation Strategy prepared by Arup dated 28 November 2016; Groundwater investigation at Astor

College, University College London prepared by Soiltechnics dated 20 Jan 2017; Topsoil Analysis Trugrow Topsoil dated 12 Oct 2018; Risk Assessment & Method Statement Debris Within Trench to Court Yard 19th December 2016; RAMS addendum

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval-

The submission includes a Verification / Closure Report. A site management team implemented a watching brief and during excavation works encountered contamination issues including asbestos and hydrocarbons. Asbestos control measures were undertaken. The imported soils were also verified. The submitted details have been reviewed by the Council's Contaminated Land officer. The verification report provides the necessary information to allow occupiers and owners of this site to address any residual ground contamination risks associated with future operations and maintenance. As such the submitted details demonstrate that future occupiers of the development would be protected from ground contamination.

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.

As such, the proposed development is in general accordance with policies C1 and A1 of the Camden Local Plan 2017.

2 You are reminded that conditions 13 part b (shopfront details) and 17 (Bedford Passage) of planning permission granted on 27/08/2015 ref: 2015/1139/P are outstanding and require details to be submitted and approved.

You are advised that details have been submitted to discharge condition 14ii (piling method statement for cafe) and this is currently being assessed.

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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer