

Application ref: 2022/2742/P  
Contact: Nathaniel Young  
Tel: 020 7974 3386  
Email: [Nathaniel.Young@camden.gov.uk](mailto:Nathaniel.Young@camden.gov.uk)  
Date: 22 September 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Deloitte LLP  
1  
New Street Square  
London  
EC4A 3HQ  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Astor College**  
**99 Charlotte Street**  
**London**  
**Camden**  
**W1T 4QB**

Proposal:

Approval of details of Condition 13, Part (b) (detailed shopfront drawings) of planning permission 2017/3751/P dated 22/01/2018 (for extensions to student accommodation to provide 60 additional bedroom and associated alterations).

Drawing Nos: (Prefix: 2021-834/) DC01, DC02, DC03, DC04; Cover letter prepared by Deloitte dated 27.06.22

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

Informative(s):

#### 1 Reasons for granting approval:

This submission seeks to discharge Condition 13(b) of Planning Permission ref. 2017/3751/P by providing full details of the proposed shopfront. This submission includes detailed drawings of the shopfront elevations, section, and roof plan. The submitted drawings are annotated to show the proposed materials and design elements. The submitted details have been reviewed by

the Council's Conservation officer. No objection is raised to the proposed shopfront design which conforms with the approved drawings. The framing will match the colour and materials of the glazing on the ground floor of the rest of the Charlotte Street frontage and ensure a unified appearance. The setting of Charlotte Street Conservation Area would therefore be preserved.

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 D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that condition 17, Part (c) (Bedford Passage) of planning permission ref: 2015/1139/P dated 27/08/2015 is 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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer