

London Borough of Camden
Development Management
2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 18 April 2024

Our ref: 15019/01/BK/TJ/31447118v1

Dear Sir/Madam

London Borough of Camden: 60-70 Shorts Gardens and 14-16 Betterton Street, London

Application for Approval of Details Reserved by Condition

On behalf of our client, Shorts Garden LLP, please find enclosed an application for the approval of details required for the full discharge of Condition 22 (Sound Insulation Measures) of planning permission ref. 2017/2204/P (as amended under application ref. 2019/3501/P) for development at Shorts Garden and Betterton Street, London.

In support of this request, we enclose the following:

- 1 This cover letter;
- 2 Completed application form;
- 3 Sound Insulation Test Report prepared by RBA Acoustics; and
- 4 Acoustic Technical Note prepared by RBA Acoustics.

The application fee of £215.00 has been paid online via the Planning Portal (Ref: PP-12974821).

Background

On the 07 November 2018, London Borough of Camden granted planning permission ref. 2017/2204/P for the redevelopment of 60-70 Shorts Gardens and 14-16 Betterton Street, London. The description of development is as follows:

“The refurbishment, extension and alteration of 60-70 Short Gardens and 14-16 Betterton Street to provide a two storey roof extension to both properties and introduce new mezzanine areas and bring the vacant basement back into use within Shorts Gardens, in order to provide a mix of B1/A1/A3/A4/D1/D2/C3 uses, with associated refuse provision, cycle storage and plant and a substation on the ground floor of Shorts Gardens.”

As a result of design development, a Section 73 application for minor-material amendments (ref. 2019/3501/P) was submitted to LBC in June 2019 and was approved on 13 January 2020.

This application seeks to approve details under Condition 22 of application ref. 2019/3501/P.

Condition 22 (Sound Insulation Measures)

Condition 22 requires:

“Prior to first occupation of the residential units:

a) sound insulation measures outlined in the approved acoustic report (ref 7431/AAR, dated 11th April 2017) shall be implemented and thereafter be permanently retained.

b) post installation noise assessment shall be submitted to the Council for approval of internal noise and vibration levels to ensure internal room amenity noise standards remain in accordance with the criteria of BS8233:2014.”

To address the requirements of Condition 22, an Acoustic Technical Note and Sound Insulation Test Report have been prepared by RBA Acoustics and submitted with this application. The Technical Note confirms that Part a) of the condition has been fully implemented by the Contractor. Site inspection visits have been undertaken during construction to ensure the proposed full ‘box-in box’ noise and vibration control measures have been fully implemented as the design and construction progressed.

To address the requirements of Part b), RBA Acoustics carried out internal noise commissioning on 23 January 2024 between 16:00 and 19:00 hours. The report confirms that all measured levels were below the BS8233 internal noise criteria and are therefore considered to be fully compliant with the requirements of Planning Condition 22, Part b).

Accordingly, it is considered that the requirements of Condition 22 are satisfied and therefore the Condition can be discharged in full.

Concluding Remark

We trust that the information provided is sufficient to enable the Council to fully discharge Condition 22 and we look forward to receiving confirmation of this at the earliest opportunity. In the meantime, if you require clarification on any aspect of the details enclosed please do not hesitate to contact Ben Kelway or me.



Yours faithfully

A handwritten signature in black ink that reads "Tara Johnston". The signature is written in a cursive style with a large, stylized 'T'.

Tara Johnston
Senior Planner
BSc (Hons) MSc MRTPI