

Application ref: 2024/4432/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
60-70 Shorts Gardens
London
WC2H 9AH

Proposal: Amendments to planning permission 2019/3501/P dated 13/01/2020 for variation of condition 3 (approved plans) of planning permission 2017/2204/P dated 07/11/2018 for redevelopment including refurbishment and extensions to provide a mix of B1/A1/A3/A4/D1/D2/C3 uses, namely to alter internal layouts, external elevation treatment and roof extension form and scale. **CHANGES INCLUDE** removal and replacement of window and installation of an extract louvre on the 3rd floor on the western side elevation, amendments to the location and length of the plant screen on the roof and addition of metal coping on the northern front elevation, and change to the finish of the lower section of wall on the southern side elevation from brickwork to white render (RETROSPECTIVE).

Drawing Nos: SUPERSEDED DRAWINGS:
1087_PL_GE-01; 1087_PL_GS-03; 1087_PL_GS-05.

PROPOSED DRAWINGS:
1087_PL_GE-01 rev P01; 1087_PL_GS-03 rev P01; 1087_PL_GS-05 P01.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 3 of planning permission 2019/3501/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans-

(Prefix: 1087_PL_): DE-00, DE-00M, DE-01, DE-02, DE-03, DE-03M, DE-B, DE-EE-01, DE-EE-02, DE-ES-01, DE-ES-02, DE-ES-03, DE-ES-04, DE-ES-05, DE-RF, EE-03, EN-01, EN-02, ES-03, ES-04, ES-05, GA-00(revA), GA-01, GA-02, GA-03, GA-04, GA-05, GA-0M, GA-LB, GA-RF, GA-UB, GE-01 rev P01, GE-02, GE-03, GS-01, GS-02, GS-03 rev P01, GS-04, GS-05 rev P01, S-00.

Supporting documents: 15019 Shorts Garden Section 73 - Planning Statement, 1087_sA-PL-01-SG Accommodation Schedule, 1087_sA-PL-02-BS Accommodation Schedule, 1087_sA-PL-03-BS Unit Mix, 15019 Shorts Garden Section 73 - Cover Letter, Plant Noise Assessment ref 7431.RP01.PNA.0 rev 0 produced by RBA Acoustics (dated 14.06.19); Draft Construction Management Plan (plus appendices) prepared by Hush Pmc (dated Apr17), Covering Letter prepared by NLP (dated Apr17), Daylight and Sunlight Assessment (plus appendices) prepared by GIA (ref.3070), Venue Management Plan prepared by Span Group (dated 11/04/2017), Waste Management Plan prepared by Watermans (ref. WIE10452-100-R-2-2-3-WMP), Service Management Strategy prepared by Watermans (ref. WIE10452-100-R-4-2-3-SMP), Transport Statement prepared by Watermans (ref. WIE10452-100-R-1-2-3-TS), Framework Travel Plan prepared by Watermans (ref. WIE10452-100-R-3-2-3-FTP), Energy and Sustainability Statement prepared by Cundall (ref. 1014196-RPT-SU002 rev B), External Air Quality Monitoring Survey Report prepared by Green Air Monitoring (dated Feb 17), Heritage Impact Assessment (plus appendices) prepared by NLP (dated Apr17), Planning Statement prepared by NLP (dated Apr17), Plant Impact Assessment prepared by RBA Acoustics (ref. 7431/PNA rev 1), Acoustic Assessment Report prepared by RBA Acoustics (ref. 7431/AAR rev 1), Statement of Community Involvement prepared by Quatro (dated Apr17), Basement Impact Assessment (plus appendices) prepared by Fluid Structures (ref. 24509 rev P3), Response letter to initial BIA audit prepared by Fluid Structures (dated 07/09/17), BIA Preliminary Investigation Report prepared by Soiltechnics (ref. STM1234T-P01), BIA Screening Report prepared by Soiltechnics (ref. STP3953A-BIA Rev 2), Viability Report prepared by James.R.Brown Ltd (dated Aug 17), Independent Viability Review prepared by BPS (dated 21.09.17), Response letter to initial Viability Review audit prepared by James.R.Brown Ltd (dated 02.10.17)

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

1 Reason for granting approval-

Works have been carried out on site during the construction of the new extensions to the building as part of the 2019 planning permission. This non-material amendment application is therefore being considered retrospectively.

Betterton Street: West elevation

On the Betterton Street western elevation, due to the discovery of a chimney breast on the neighbouring site (18-20) during construction, the approved triangular shaped window has been replaced with a window with a cill raised by 700mm. This minor change would not materially alter this elevation and would be considered acceptable.

A new high level mechanical smoke vent on the 3rd floor western side elevation of the building has been installed to comply with the smoke extract requirements set out in the Building Regulations. It is modest in size and would face onto the courtyard area. It would not materially alter the composition of the western side elevation and would be considered acceptable.

Shorts Garden: North elevation

The building's air handling unit is the largest section of the plant screen at roof level. The approved plant screen was 5m in length. Due to the installation of smaller plant equipment it has been reduced to 4.15m and has also been moved 900mm to the east. Due to the overall size of the plant screen and its location at roof level this is considered a minor change to the design and would be considered acceptable.

As part of the consented scheme the retained central part of the building included a refurbished stone coping. The eastern section of the parapet line of the building was lower in height than the central retained building parapet to line up with the neighbouring property. Due to Building Control requirements an additional metal coping with staggered flashing has been installed to achieve the minimum height requirements. Metal coping has also been installed across the central part of the parapet wall using a singular material along the parapet on the northern elevation. This minor change to the design and materials within this elevation would be considered acceptable.

Shorts Garden: South elevation

The change to the finish of the lower section of wall on the southern side elevation from masonry brickwork to white render. This is a response to ongoing engagement with the leaseholders of the neighbouring property at 18-20 Betterton Street to reduce maintenance and improve light reflectivity. This change would not affect the overall design of the approved scheme and would be considered acceptable.

Overall, the proposed amendments do not change the design principle of the development and would be considered minor design modifications that are required to allow the technical design to meet statutory requirements.

The full impact of the scheme has already been assessed by virtue of the previous approval ref. 2019/3501/P dated 13/01/2020. In the context of the approved scheme, it is considered that the amendments would not have any material effect on the approved development. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive permission granted on (13/01/2020) under

reference number (2019/3501/P) and is bound by all the conditions and obligations if necessary attached to that permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.